

Stapleford Park

Melton Mowbray, Leicestershire



An exceptional Grade I listed Country House Hotel with Wellness Centre and cottages

Stapleford Park, Stapleford, Melton Mowbray, Leicestershire

Melton Mowbray 4.5 miles, Oakham 11.5 miles, Market Harborough 25 miles,
East Midlands Airport 27.5 miles

Features:

Mansion House: Stunning Grade I listed house with 48 bedrooms, restaurant, bar and 1,000 sq m of conference and event spaces. 22 metre indoor swimming pool, Jacuzzi, sauna and steam room

Wellness Centre: Fully equipped Technogym and studio, seven treatment rooms and servery

Pavilion: Purpose built Pavilion with changing rooms and catering facilities

Gardener's Cottage: Self-contained four-bedroom letting cottage

Pavilion Cottage: Modern, three-bedroom self-contained cottage

Stud Groom's Cottage: Providing six-bedroom staff accommodation

Tree Cottage Nursery: Historically providing crèche facilities for resident's children

Twin Lodge Cottages: Two, three-bedroom staff cottages

Planning: Consent for eight additional cottages to be used in association with the Hotel

Gardens and Grounds: Historically important landscaped gardens and grounds
with four tennis courts

In all about 54 acres





Situation

Stapleford Park is set in beautifully manicured mature grounds of about 54 acres and surrounded by the traditionally run, rural Stapleford Park Estate which comprises nearly 3000 acres. The Hall nestles in some of Leicestershire's finest rolling countryside with the original parkland grazed by sheep and the large lake surrounded by mature woodland forming part of the view.

The market town of Melton Mowbray provides excellent local amenities just five miles away. Melton Mowbray is promoted as the 'Rural Capital of Food' and the home of the famous pork pie as well as stilton cheese. More comprehensive facilities can be found in Grantham 16 miles, Stamford 20 miles, or Leicester 22 miles.

Communications are excellent with the A1 (M) within 10 miles or the M1 24 miles away. Melton Mowbray station provides direct connections to Leicester, Birmingham, Cambridge and Stansted Airport. In addition, Grantham station (16 miles) provides fast and frequent trains to London St Pancras taking 75 minutes. East Midlands Airport is 28 miles distant.

Historical Note

Stapleford Park has a long and fascinating history. Originally two manors reunited by Lord Sherard in the early 16th century. The north wing was remodelled by William and Abigail Sherard in 1633 whilst the main H plan range was built for Bennet Sherard, 2nd Baron Sherard in c.1670.

It was the sixth generation of the Sherard family, now Earls of Harborough who employed Capability Brown (1716- 83) to draft plans to redesign the parkland and remodel the Hall.



The Estate was bought in 1885 by James Hornsby and sold in 1894 to John Gretton of the brewing family who made more alterations.

In 1988 Bob Payton, the American restaurateur bought the house and converted it into a hotel. He carried out a sympathetic restoration employing Wedgewood, Turnbull & Asser and Crabtree and Evelyn to decorate some of the rooms.

Stapleford Park has hosted members of the Royal Family including George VI and Edward VIII together with other celebrities such as David Beckham, Naomi Campbell and Mariah Carey. Guns N' Roses stayed at Stapleford Park when headlining the Downland Festival in 2018.







The Property – The Hall

Grade I listed being of architectural and historic interest, the mansion house is principally constructed of dressed stone under a pitched roof with a carved stone parapet. The south wing has a handsome symmetry with tall sash windows on the ground and first floors and an impressive pedimented front door.

Internally the Hall combines a selection of magnificent state rooms most recently providing meeting areas and function rooms with 48 letting bedrooms. The principal public rooms are centred around the double height staircase and service halls and include the drawing room centred on an attractive open fireplace together with fluted columns and intricately carved cornicing, the Gilt Rooms provide a bar and additional meeting spaces and the 'Grindling Gibbons' dining room with an ornately carved ornamental attributed to the Dutch master.









There are two commercial kitchens in the Hall, the larger providing facilities to the main hotel whilst the second adjoins the Orangery, most recently used as a wedding venue.

On the first and second floors are a range of comfortable letting bedrooms, many named after the interior designers who decorated them. One of the finest is Lady Gretton's with superb views over the parkland to the south and east.

The indoor swimming pool was added during Peter de Savary's ownership and includes a sauna, jacuzzi and steam room. The lower ground floor provides staff break out rooms and storage together with the boiler room and pump room for the swimming pool.

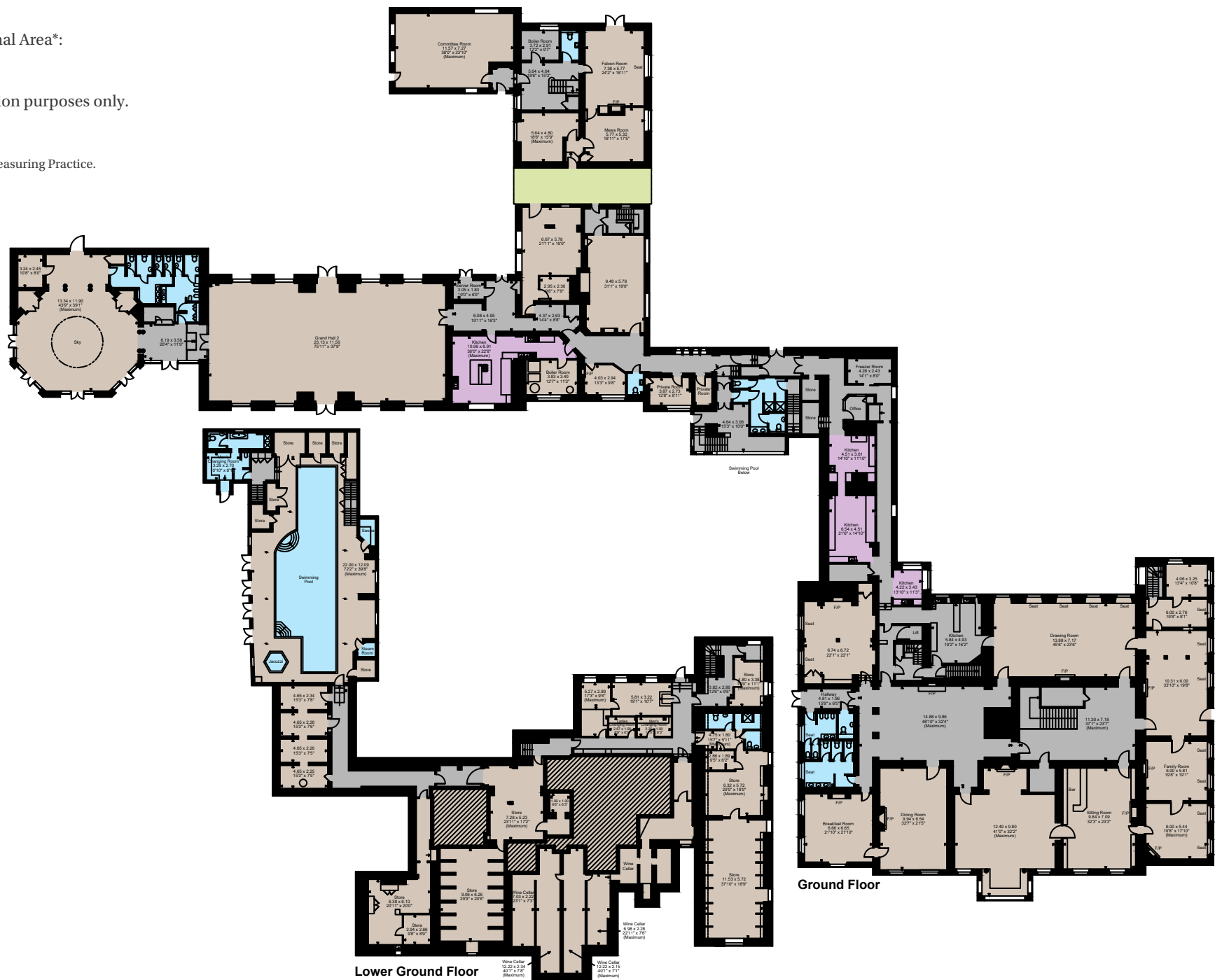


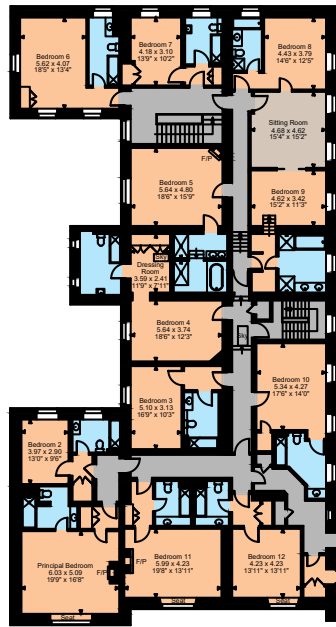
Floorplans for The Hall

Approximate Gross Internal Area*:
65,965 sq ft (6,128 sq m)

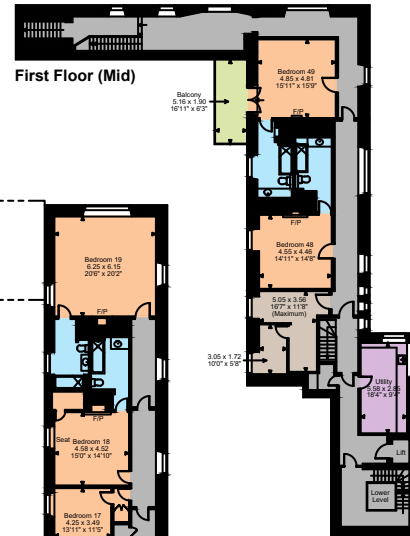
Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.





First Floor



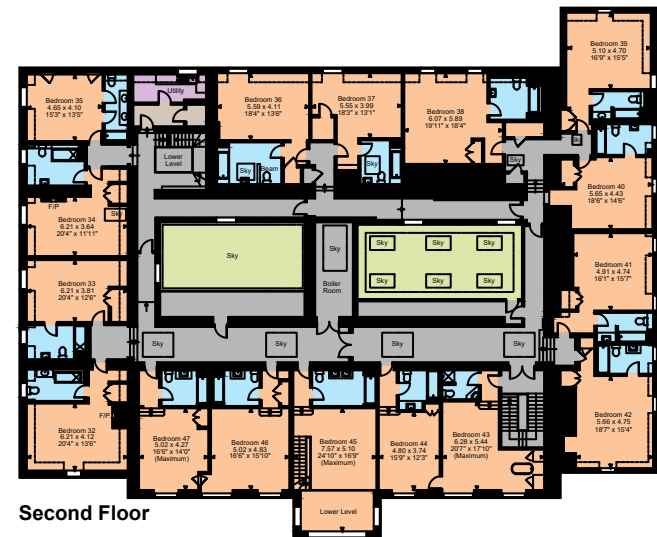
First Floor (Mid)



Third Floor



First Floor



Second Floor

Nestled in some of Leicestershire's
finest rolling countryside







The Stableyard

Described by Pevsner as 'one of the finest stable buildings in Leicestershire' the Stableyard is listed Grade II* and was built in 1899 for John Gretton by P Dollar in the Baroque Revival style. Forming a magnificent courtyard the Stableyard is now the spa and gymnasium. Beautifully converted and retaining many of the original features there is a full sized gym with adjoining dance studio on the ground floor to one side and the old stables are retained on the opposite side. On the first floor are a range of well-appointed treatment rooms. There is also a servery designed to provide guest with light meals and drinks.

To the rear are four all weather tennis courts.

Gardener's Cottage

A pretty stone cottage under a slate roof the Gardener's Cottage overlooks the walled garden. Internally the accommodation comprises four bedroom suites, conservatory, sitting room, dining room and kitchen.

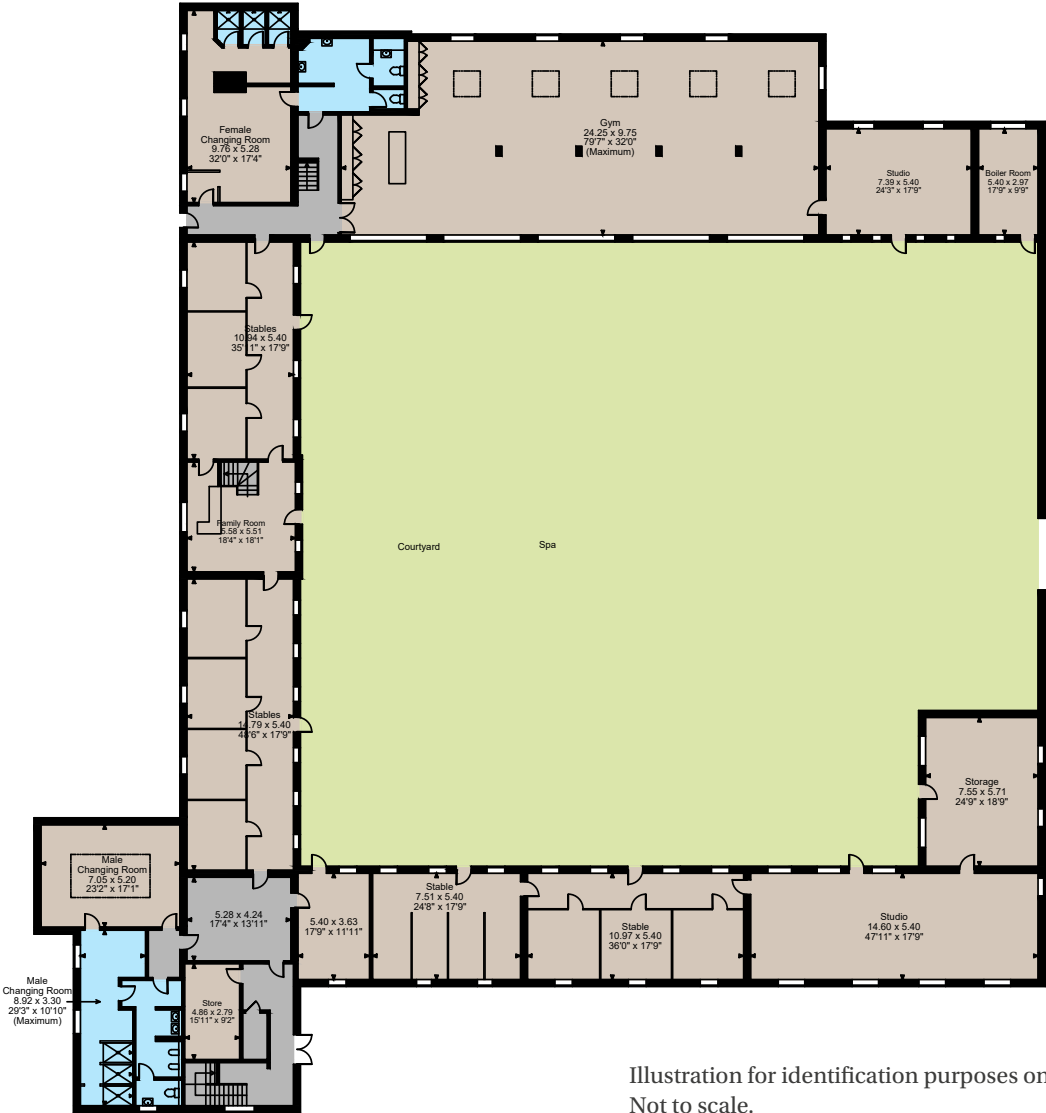
Stud Grooms Cottage

Built of stone under a pitched slate roof Stud Grooms Cottage has been used as staff accommodation and provides six bedrooms, kitchen and bathroom.



Floorplans for Outbuildings

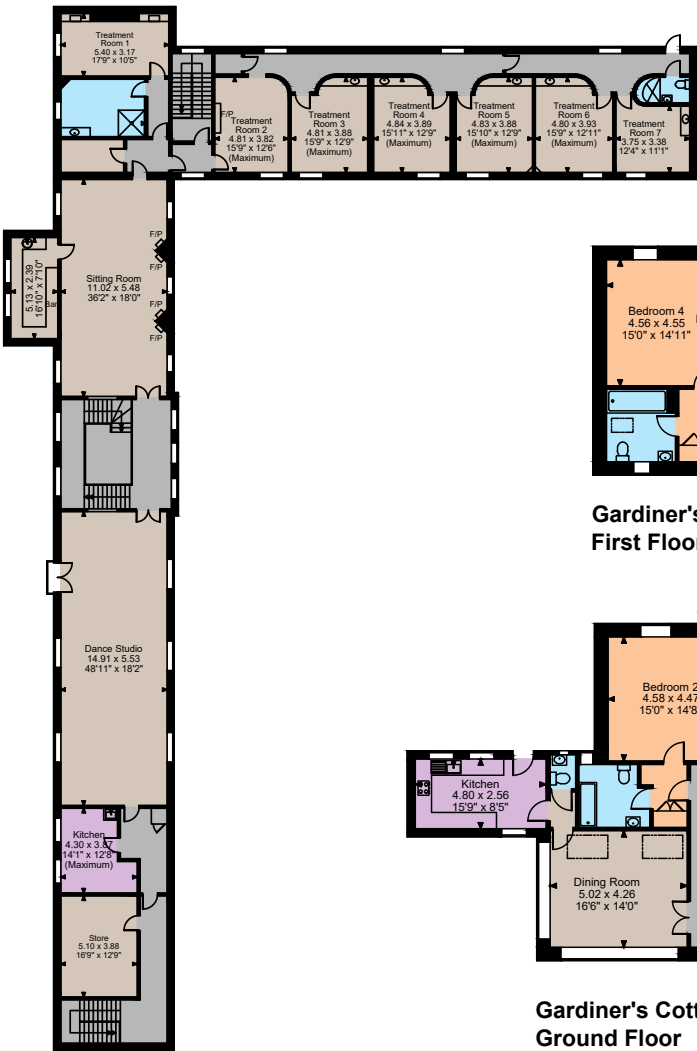
Approximate Gross Internal Area*:
The Stableyard internal area 15,099 sq ft (1,403 sq m)
Golf Pavilion internal area 6,059 sq ft (563 sq m)
Cottages internal area 6,547 sq ft (608 sq m)
Lodge internal area 1,535 sq ft (143 sq m)



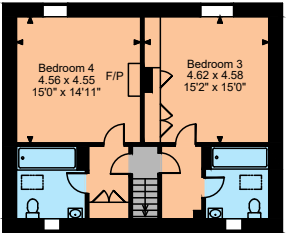
Ground Floor

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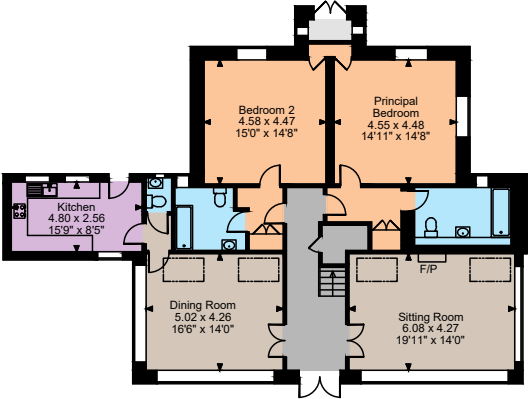
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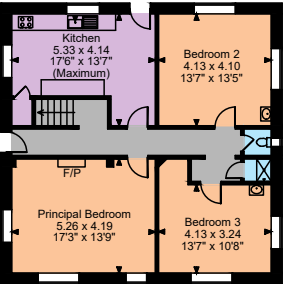
First Floor



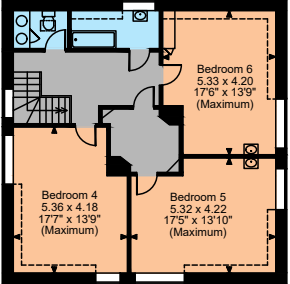
Gardiner's Cottage
First Floor



Gardiner's Cottage
Ground Floor



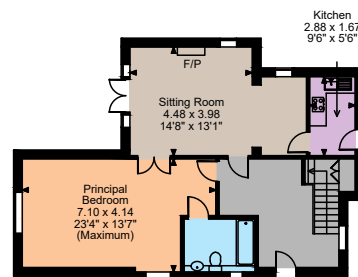
Stud Cottage
Ground Floor



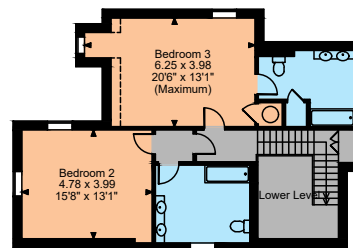
Stud Cottage
First Floor

Pavilion Cottage

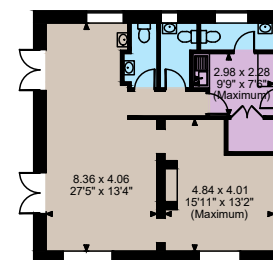
Constructed of dressed stone under a pitched collyweston slate roof, Pavilion Cottage was built in the late 20th Century to provide additional accommodation for the hotel. The house provides three bedroom suites with a well-appointed sitting room and separate kitchen.



**Pavilion Cottage
Ground Floor**



**Pavilion Cottage
First Floor**



Tree Cottage

The Pavilion

Created as the club house for the Stapleford Park Golf Club, The Pavilion was built in the late 20th century of dressed stone under a thatched roof. The ground floor provides a large reception area, male and female changing rooms together with offices storage and simulated driving range. On the first floor is a large reception area, kitchens and a meeting room

Tree Cottage

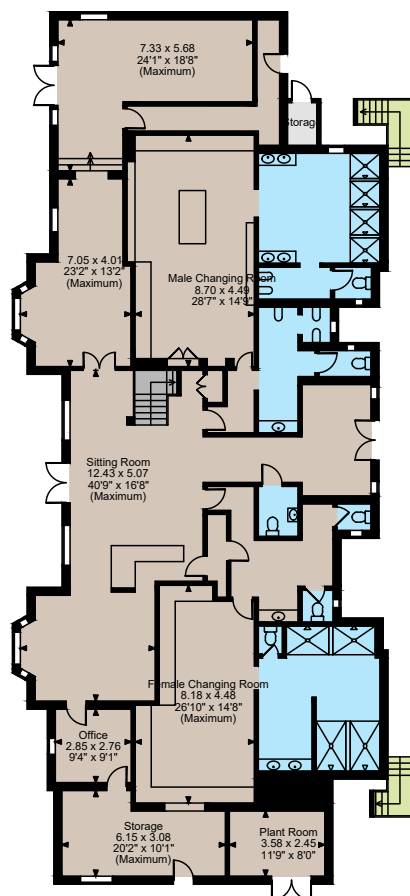
Historically used as the accounts office and more recently as a creche, Tree Cottage would make a very attractive single storey dwelling, subject to planning consent.

North Lodge

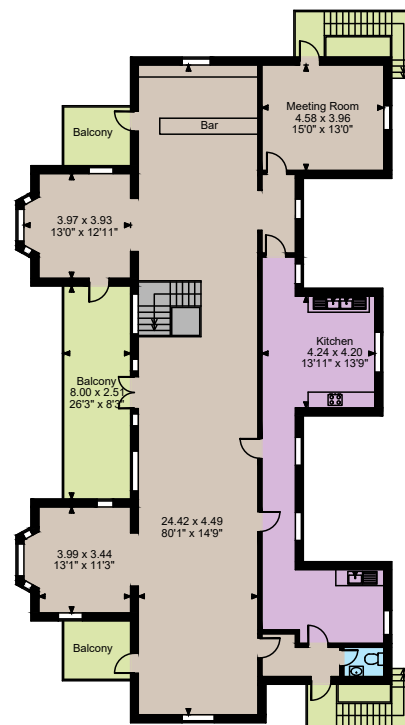
Situated at the main entrance gate, North Lodge is built of stone under a thatched roof. The accommodation comprises three bedrooms, reception room, kitchen and bathroom.

South Lodge

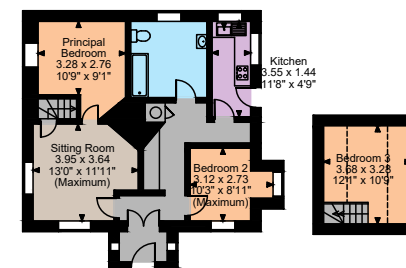
Lying opposite North Lodge and of similar construction, South Lodge comprises three bedrooms, reception room, kitchen and bathroom.



**Golf Pavilion
Ground Floor**

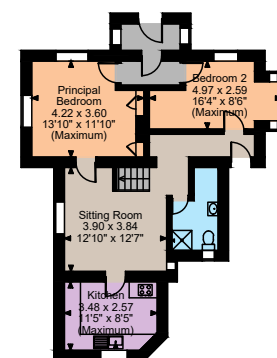


**Golf Pavilion
First Floor**

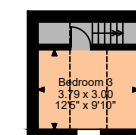


**North Lodge
Ground Floor**

**North Lodge
First Floor**



**South Lodge
Ground Floor**



**South Lodge
First Floor**



The Pavillion



North Lodge Cottage



Gardener's Cottage



South Lodge Cottage



Pavillion Cottage



Stud Groom's Cottage



Planning

Various parts of the property are listed as being of architectural or historic interest.

The Hall	Grade I
Pillars to the main entrance	Grade II
Lodge Cottages	Grade II
Game Larder	Grade II
Stableyard	Grade II*
Ha Ha	Grade II
Park and garden	Grade II
Gardeners Cottage	Grade II
Walled garden	Grade II

Garden and Grounds

The gardens and grounds are a principal feature of Stapleford Park and are laid mainly to lawn and studded with a selection of mature trees. The pleasure gardens to the south and east of the Hall are flanked by a ha-ha adjoining the open parkland. The grounds include an early 18th or perhaps 17th century walled garden of about two acres, once providing fruit and vegetables to the house.

Within the grounds is the now de-consecrated Church of St Mary Magdalene which does not form part of the sale.

Planning consent was granted on 29th May 1998 for the redevelopment of 12 cottages within the grounds of Stapleford Park. The consent was subject to a Section 106 Agreement and the cottages are only to be occupied in association with the hotel. Subsequently Pavilion Cottage has been constructed utilising this consent and The Pavilion also using this consent for two of the cottages. Further details are available from the vendor's agents, Strutt & Parker.

The existing use is as a hotel. The vendor is seeking a change of use to residential and further information is available from the vendors agents.





Stapleford Park

Total Area (22.25 ha / 54.99 ac)

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Not to Scale. Drawing No. Y24015-02 | Date 02.01.25









General

Method of sale: The property is being offered for sale as a whole with vacant possession on completion.

Tenure: Freehold

Services: Mains water and mains, three-phase electricity via a sole use substation are connected to the property. The main house is heated by oil fired boilers and there are two LPG tanks serving the kitchens and the swimming pool. The two lodges have recently installed air-source heat pumps. Drainage is to a private system (we are unaware whether this complies to current regulations but further information is being sought). Broadband connection and EV charge points.

Fixtures and fittings: All fixtures and fittings are specifically excluded from the sale but some items may be available by separate negotiation.

Local authority:
Melton Borough Council
Tel: 01664 502502

Mobile coverage and broadband:
Information can be found here
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Guide price: £18,000,000

Directions

what3words: /// majors.stupidly.
gravel

Viewing

Strictly by confirmed appointment with the vendor's agents.

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