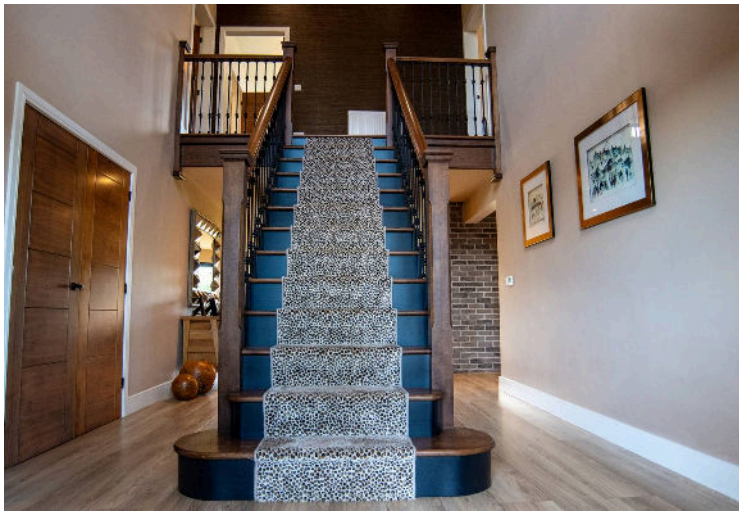






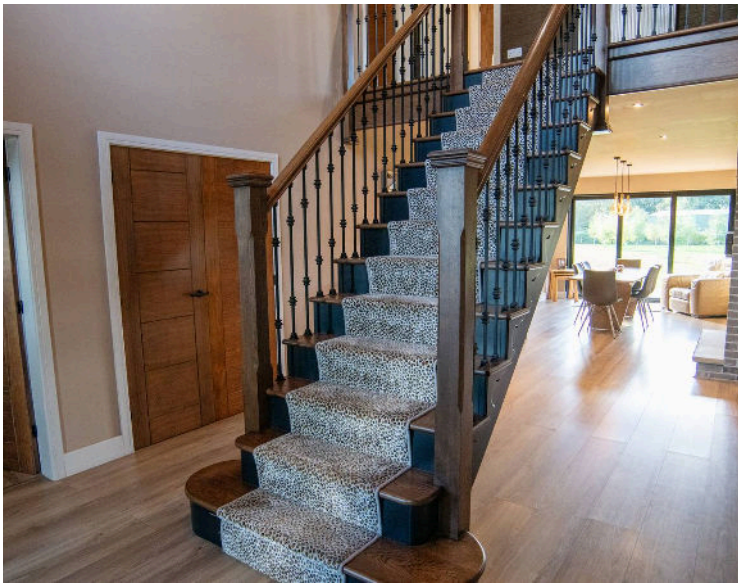
The Kennels The Turbary, Belton

£950,000 Freehold

AN OUTSTANDING DETACHED FAMILY RESIDENCE SET WITHIN APPROXIMATELY 2 ACRES · INDIVIDUALLY DESIGNED & BUILT TO EXACTING STANDARDS · LUXURIOUS FITTED LIVING KITCHEN · FLEXIBLE LIVING SPACE WITH THE OPTION TO EXTEND INTO THE BARN · 5 LARGE DOUBLE BEDROOMS · 4 QUALITY BATHROOMS · DETACHED DOUBLE GARAGE WITH ADJOINING WORKSHOP · PEACEFUL & SECLUDED VILLAGE SETTING · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

paul fox
the family estate agents





An Exceptional Individual Residence Set Within Approximately Two Acres.

A truly distinctive home. A wonderfully private setting. A rare opportunity to own something extraordinary.

‘The Kennels’ presents a rare opportunity to acquire an individually designed and constructed detached residence, thoughtfully crafted using quality materials and finished to exacting standards. Set within a secluded and fully enclosed plot extending to approximately two acres, this remarkable home combines character, generous accommodation and outstanding versatility, all within a setting that offers space to relax, entertain and enjoy the outdoors.

Particular attention has been given to the quality of the external construction and finishes, with the property benefiting from a Weber render system and premium Millboard cladding. The Weber render has been selected for its versatility, durability and crack-resistant properties and also as it won’t discolour, it provides an attractive, consistent exterior finish designed to minimise shrinkage and resist cracking.

Further enhancing the exterior is premium Millboard cladding, a high-quality, wood-free composite material designed to replicate the natural grain, texture and character of real timber. Its durable construction is designed to resist rot, warping and splitting, without the routine sanding, staining or oiling associated with traditional timber cladding meaning that there is no maintenance and it won’t discolour.

Together, these carefully selected materials combine quality, durability and visual appeal, helping to reduce the ongoing maintenance requirements of the property's exterior while preserving its attractive finish over time.

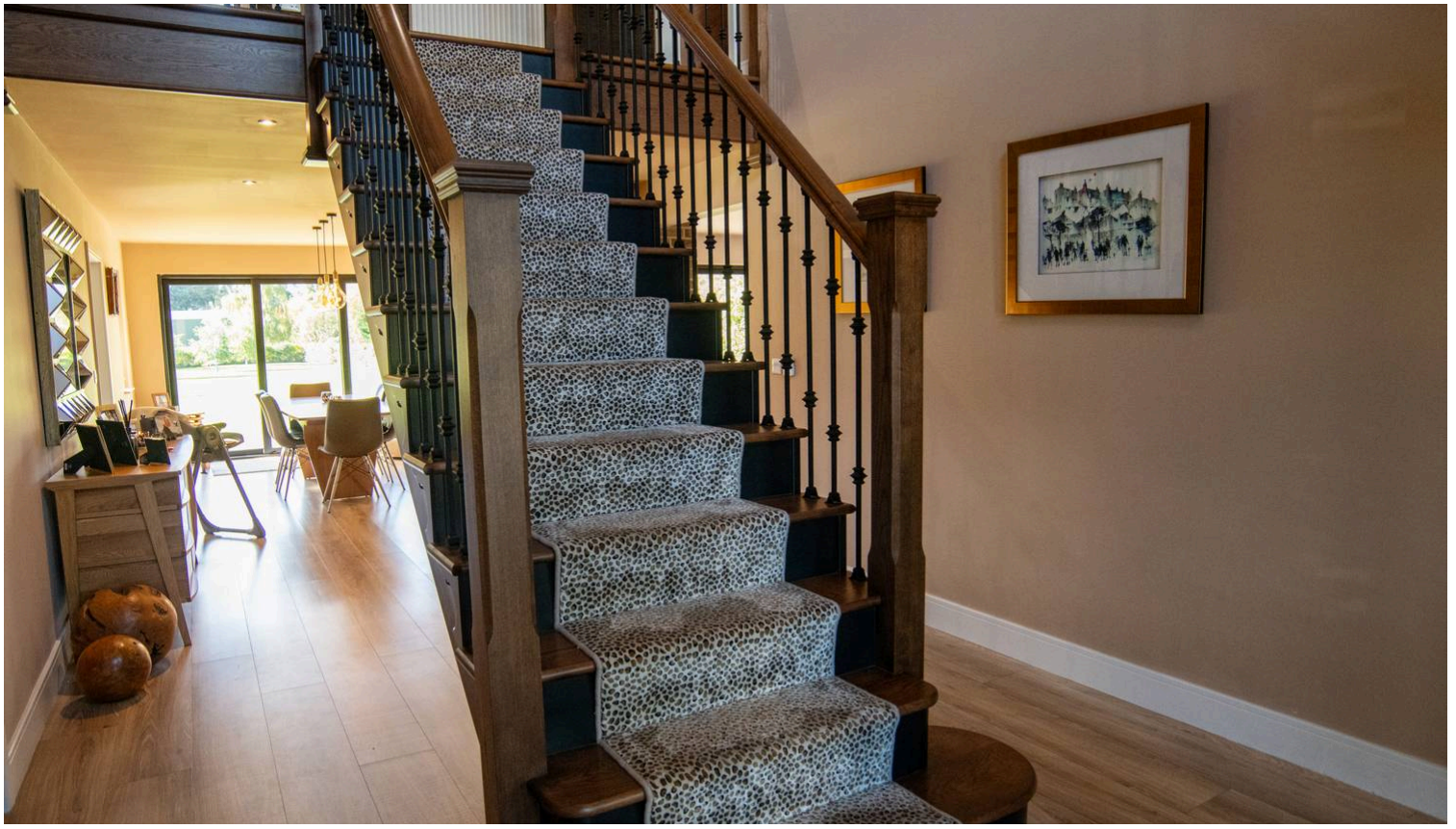
Beautifully arranged over two floors, the property has been designed with flexibility at its heart, offering the potential for comfortable single-level living if required, alongside impressive first-floor accommodation. Further enhancing its appeal is a substantial detached, two-storey brick-built barn, offering exciting possibilities for conversion, alternative uses or potential integration with the main residence, subject to the necessary consents.

From the moment you approach the sheltered entrance porch, the individuality of this home becomes apparent. Step inside to a striking central reception hall, where a dramatic vaulted ceiling creates an immediate sense of space and light, setting the tone for the thoughtfully designed accommodation beyond.

The reception hall flows naturally into the dining area and the beautifully appointed bespoke living kitchen, where a double-sided stove, set within an attractive brick chimney, creates a captivating focal point to be enjoyed from both spaces. This sociable arrangement provides an inviting setting for everyday family life and entertaining alike.

To the rear, a formal lounge offers a more peaceful retreat, enjoying views across the garden and providing a wonderful place to unwind. The ground floor continues to impress with additional reception space, or the flexibility to accommodate two substantial double bedrooms, complemented by a well-appointed principal bathroom and a separate utility room. This adaptable layout makes the property particularly appealing to those seeking accommodation that can evolve with changing family needs.

The first floor continues the sense of space established by the vaulted entrance hall, opening onto three impressive bedrooms, each benefiting from its own en-suite facilities and wardrobe provision. Two of the principal bedrooms



Dining Hall
36' 10" x 11' 5" (11.23m x 3.47m)

Living Room
17' 2" x 17' 11" (5.24m x 5.45m)

Kitchen
29' 6" x 15' 0" (9.00m x 4.57m)



Ground Floor Bedroom 4
12' 1" x 15' 3" (3.68m x 4.64m)

Inner Hallway
4' 1" x 29' 10" (1.25m x 9.10m)

Utility Room
10' 1" x 8' 5" (3.08m x 2.56m)

Family Bathroom
10' 2" x 8' 3" (3.09m x 2.51m)



Ground Floor Bedroom 5
15' 0" x 12' 6" (4.56m x 3.82m)

Landing

Bedroom 1
15' 7" x 11' 2" (4.75m x 3.40m)

Balcony
5' 7" x 17' 3" (1.70m x 5.25m)

En-Suite Bathroom
13' 7" x 8' 8" (4.15m x 2.65m)

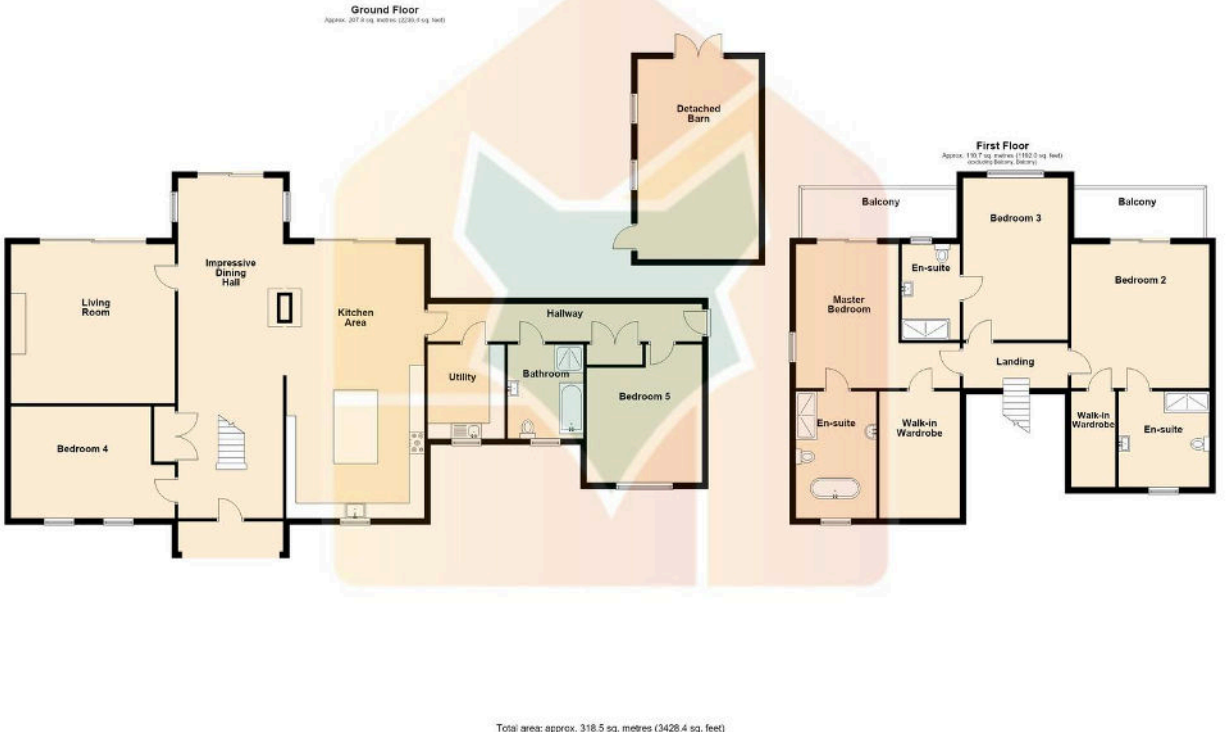












Total area: approx. 318.5 sq. metres (3428.4 sq. feet)



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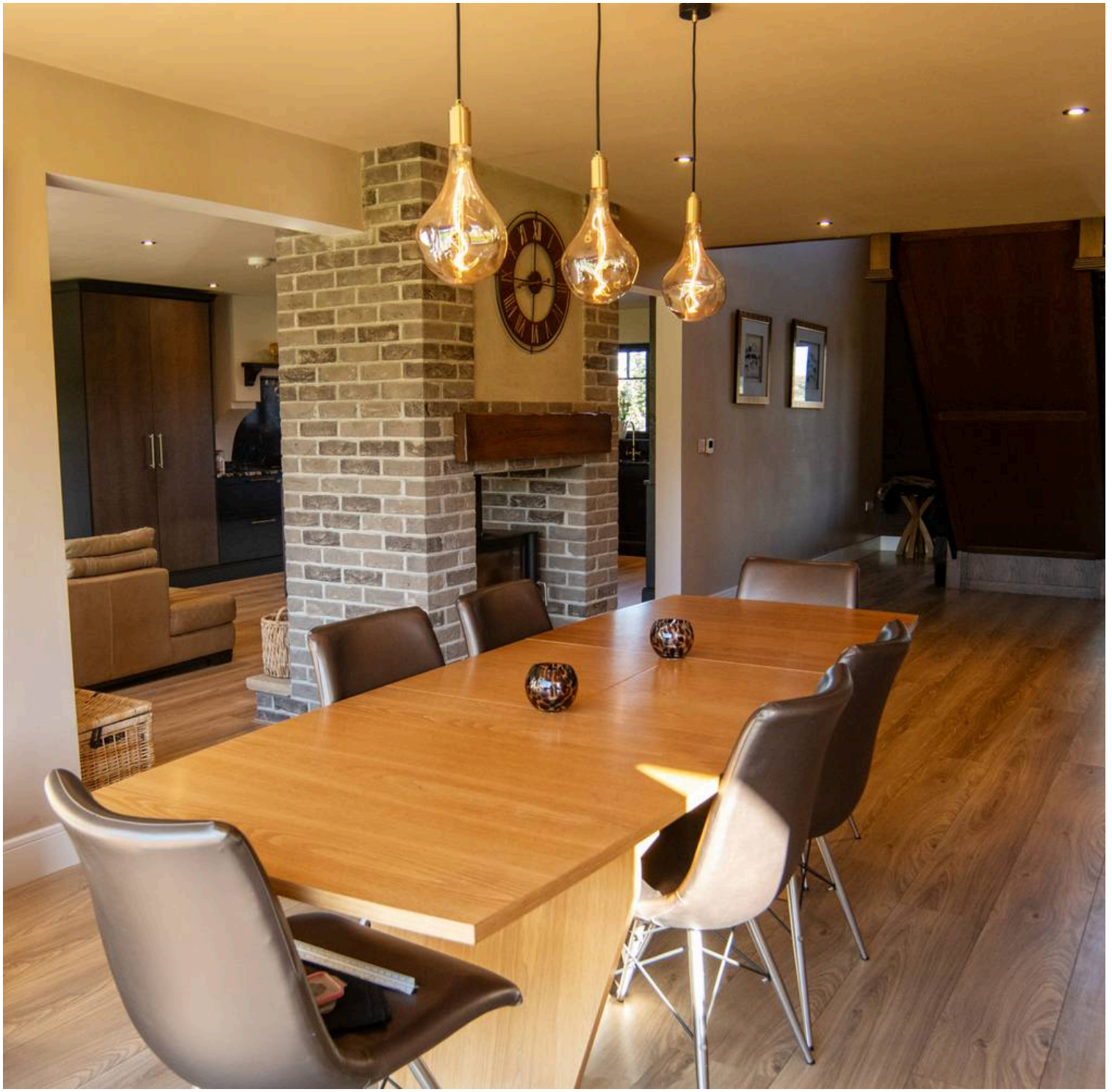

Paul Fox Estate Agents

Paul Fox Estate Agents, 15-17 High Street - DN9 1EP

01427 339100

epworth@paul-fox.com

www.paul-fox.com/

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