



Craven Lodge 1 Craven Court, Burton Road, Melton Mowbray

STRUTT & PARKER

Craven Lodge

1 Craven Court, Burton Road,
Melton Mowbray LE13 1FB

An exquisitely renovated
Grade II Listed house with
royal provenance and a fully
converted lower ground floor
annexe with both landscaped
private and communal gardens

Melton Mowbray Station 0.5 miles (Leicester
16 minutes by train and Leicester to London
St Pancras International from 65 minutes),
Oakham 9 miles, Leicester 14 miles, Grantham
15 miles, Nottingham 18 miles, East Midlands
Airport 23 miles

Outer entrance hall | Inner hall | Drawing room
Sitting room | Kitchen breakfast room
Cloakroom | Principal bedroom with en-suite
shower room | 4 Further bedrooms one with
en-suite shower rooms | Family bathroom
Lower ground floor annexe: Kitchen | Bedroom
Games room | Cinema room/reception room
Shower room | Entrance hall | Double garage
Gardens and grounds both private and communal

The property

Craven Lodge has a rich architectural and
social heritage. Burton House, as it was
originally known, was built in the 1820's and
was remodeled as a hunting lodge for 2nd Earl
of Craven. The family's London home, Craven
Cottage, is today home to Fulham Football Club.
Several successive owners further redeveloped
and extended the Lodge which, ultimately,
became a prominent focal point within the local
hunting society under the ownership of Captain
Michael Wardell in 1922. He converted the Lodge
into a number of luxurious private apartments
serviced by extensive stabling. Perfectly placed
to service the four local hunts; the Quorn, Belvoir,
Cottesmore and Fernie, these apartments
became known as the 'Craven Lodge Club' and

were soon the destination of choice for many
aristocratic guests from home and abroad. Most
famous of those to take a private apartment at
the Club was Edward, The Prince of Wales, who
reputedly entertained Wallis Simpson there for
many years before his eventual abdication in
1936. Other notable guests included Henry, The
Duke of Gloucester, Albert, The Duke of York
(later to become King George VI), Prince George,
the Duke of Kent and the Rajah of Kashmir.

The Club maintained its popularity until the
Second World War when it was taken over by
the Army. Efforts to resurrect the Club after the
war were unsuccessful and the Lodge was
finally purchased in 1952 by Leicestershire
County Council who ran it as a residential school
until 2004. In 2010, the house was renovated
and developed into nine separate dwellings
the principal of which is No1 Craven Court.
Consisting of the façade and main part of the
original house, it is known as 'Craven Lodge'.

Accommodation

Stone steps lead up to the front door via a stone
portico. This opens into an outer hall with original
tile flooring and a working fireplace. Double doors
open into the inner hall with the beautiful original
cast iron and mahogany staircase directly ahead.
To the right is a large breakfast kitchen which has
tiled flooring, a central island with granite work
surfaces and a full complement of appliances.
There is a bay window to the west side, and the
ceiling height which continues throughout the
principal rooms on the ground floor, is just short
of 12 feet. Double doors then lead through to
the sitting room which has an original working
Colebrook fireplace. To the east side of the hall
is the grand drawing room, which has another
stunning Colebrook fireplace. Adjacent to the
drawing room is a cloakroom with a discreet utility
area within a fitted cupboard.

Upstairs, the landing is awash with light from the
four remote controlled skylights. Three large full
height arches lead to the five double bedrooms,
two of which have ensuite shower rooms, and
the main family bathroom which has an elegant
clawfooted roll top bath as well as a shower.





The principal bedroom, located on the west side of the house, has deep fitted wardrobes and its own ensuite with double Vitroly Bosch sinks. There is an additional airing cupboard and there are 4 separate lofts with access points. The ceiling height upstairs, whilst marginally lower than the ground floor, is still over 10 feet.

The cellar, which is accessed from the south side of the inner hall, has been extensively redeveloped.

The theme is less formal and more contemporary than the rest of the house but works well when combined with the vaulted ceilings. Stairs lead down to a large kitchen with quartz worktops and a full complement of appliances. Engineered oak flooring runs throughout the rooms. Leading from the kitchen is a bedroom, currently used as a games room. The main room is set up as a cinema room with both a large flat screen television and a roll down cinema screen with a sound system which has been acoustically engineered to fit the room. Beyond this is an anti-room/hall which houses the separate boiler and has a shower room off. A door leads from this room up and out to the garden enabling the cellar to act as a separate entity from the main house and creating a useable annexe.

Outside

Externally, the property has communal front gates and then a second, dedicated set of gates, both are remotely operated and covered by CCTV. The second set of gates open onto a block-paved driveway leading to a parking area to the front of the house. To the east side is a large double garage which has its own electric and water supply. Adjacent to this is a secluded patio area. On the west side of the house is the main lawn, bordered on the road side by a laurel hedge beyond which is a communal wall. To the right of the driveway there is a decked area with a hot tub. In all, the plot amounts to 0.44 acres. There are further communal garden areas, which amount to about 2 acres, for which there is an annual management charge of approximately £480 to cover upkeep and gardening costs. Each of the 9 owners sits on the management committee.

Location

Melton Mowbray is an unspoilt traditional market town with a rich history and long association with hunting. Today it is renowned for its pork pies and stilton cheeses and the busy weekly market dates back to the Domesday Book. The town is home to many historical and architectural landmarks including the imposing 12 century St Mary's Church with its 100 foot tower.

Transport links are excellent with easy road access to Leicester, Nottingham, Oakham as well as East Midlands Airport. Melton Railway Station has direct services to Leicester, Birmingham and Peterborough. Schooling in the area is exceptional and there is a wide choice of primary and secondary education as well as specialist business and technology colleges. Further afield, but within easy reach, are the renowned public schools of Oakham, Uppingham, Stamford and Oundle.

Although Melton provides a diverse range of shopping, dining and leisure facilities, a wider choice is on offer in nearby Leicester with its prestigious Highcross shopping centre, cosmopolitan restaurants, museums and family attractions such as the National Space Centre. The surrounding countryside is ripe for exploration with numerous opportunities for leisure activities at such locations as Rutland Water.

General

Method of sale: The property is offered for sale freehold with vacant possession upon completion.

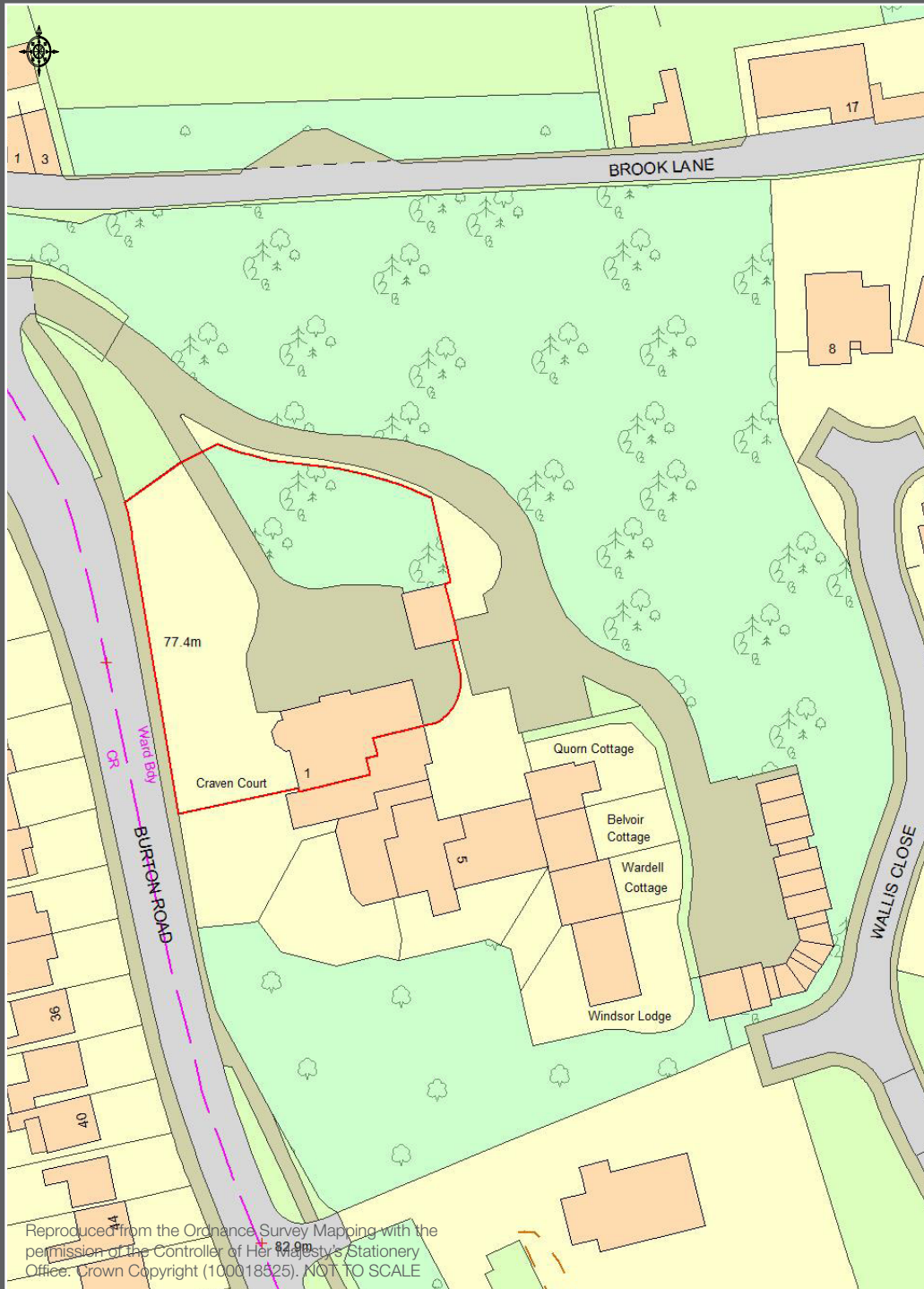
Services: Mains water, electricity, gas and drainage are connected. Gas fired central heating.

Local authority: Melton Borough Council: 01664 502502

Tax band: G

Rights of way, etc: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, and wayleaves, all or any other like rights, whether mentioned in these particulars or not.









Floorplans

Main House internal area 4,263 sq ft (396 sq m)

Garage internal area 452 sq ft (42 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

From Oakham, take the A606 into the heart of Melton Mowbray. As you enter the town, this will turn into the Burton Road. Before reaching the River Eye, you will travel downhill and find a long brick wall with wrought iron estate fencing atop on your right hand side. As this ends take a sharp right into Craven Lodge and the gates will be ahead. The turning is immediately before Brook Lane.

Market Harborough

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