



Vale House
Penn Lane
Melbourne
DE73 8EP

£875,000

AN EXCEPTIONAL, immaculately presented 4-bedroom, 4 bathroom, 2 reception room, late regency, GRADE 2 LISTED GEORGIAN residence of local historical importance, occupying a PRIME LOCATION on Penn Lane within the heart of the CONSERVATION AREA with views over Melbourne Pool & St Michael & St Mary Church.



Property Features

- Distinctive Home
- Grade 2 Listed
- Conservation Area
- Beautifully Appointed
- Prime Location
- 4 Bedrooms
- 4 Bathrooms
- 2 Reception Rooms
- Extended Kitchen
- Landscaped Garden

Full Description

Boasting a prime location on Penn Lane, within the conservation area in the heart of the village, with views to the rear over Melbourne Hall & Pool and the Parish Church of St Michael & St Mary, Vale House is a handsome and most distinctive grade 2 listed property of significant local historical importance.

Originally constructed in 1814 by William Scott, with a handsome Georgian façade, characterised by the symmetrical sliding sash windows, Vale House has undergone a comprehensive yet sympathetic program of restoration and extension.

Careful conservation work to preserve the period integrity of the age whilst successfully blending in the requirements of modern-day family living, Vale House emanates a luxurious, meticulously presented interior of style and sophistication.

With a high specification finish and a style similar to an exclusive boutique hotel, Vale House is arranged over four floors and includes a welcoming entrance hall, an elegant lounge with home office, a beautiful dining room with a separate bar, boot room & wc and a vaulted brick and stone cellar. The sympathetic kitchen extension to the rear of the property is naturally light and superbly equipped with a host of high-quality integrated appliances, roof lantern, underfloor heating and bi-fold doors providing access to the garden. Four double bedrooms including three with ensuite shower rooms occupy the two upper floors alongside a stunning family bathroom with rolltop bath. The private garden provides an ideal low maintenance area which is perfect for outdoor entertaining.

Situated right in the heart of Melbourne's historic quarter, Vale House offers perfect access to the village's unique lifestyle. Just seconds from a variety of independent boutique shops, delicatessen's and local amenities you are spoilt for choice. A leisurely stroll through Melbourne takes in the vibrant pubs and restaurants which makes the village unique and highly desirable as a family residence.

Melbourne Hall and Pool is located within a stone's throw of Vale House and the village primary school is within easy walking distance. Melbourne also boasts a strategic location near to the midland's motorway network with J23a & J24 of the M1, M42, A50 linking perfectly. East Midlands Airport stands within easy reach and East Midlands Parkway railway station, providing swift access into London is just a car journey of 20 minutes from the property

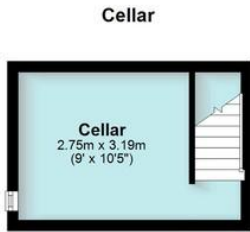
TENURE We are advised the property is Freehold

COUNCIL TAX The property is in Band E

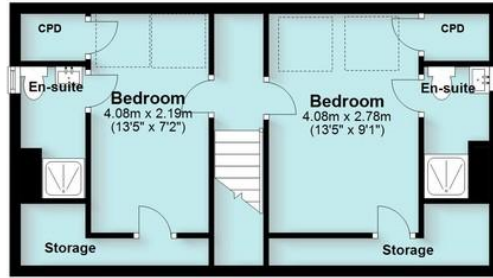
SPECIAL NOTE Please be aware that the multifuel stove in the master bedroom is not included in the sale.



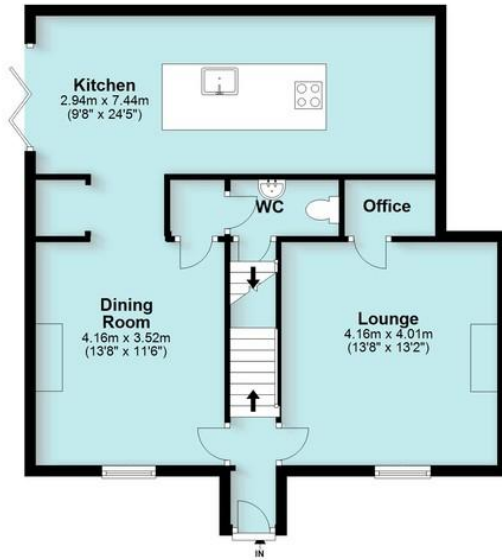




Second Floor



Ground Floor



First Floor



Total area: approx. 168.3 sq. metres (1811.2 sq. feet)

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Ashby-De-La-Zouch
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements