



## HOLWELL

CRECCA COTTAGE, 23 MAIN STREET, LE14 4SZ

Guide price:

**£295,000**

A superb Grade II Listed stone cottage situated in this very pretty unspoilt rural village, just to the north of Melton Mowbray. Immense character and charm throughout with deceptively spacious accommodation including Lounge, large Dining Kitchen with Pantry, Dining Room/Sitting Room, three Bedrooms and Bathroom. Good sized gardens and off-road parking for two to three vehicles.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# Immense character



This delightful Grade II Listed stone cottage is situated in the centre of this very pretty unspoilt rural village, being just to the north of Melton Mowbray. The cottage oozes character throughout with many features including exposed stonework, beamed ceilings, log burning stove and hand built Fitted Kitchen. The accommodation has gas fired central heating and has deceptively spacious living accommodation which includes a good sized Lounge, large Fitted Dining Kitchen with restored gas powered vintage Aga, Pantry/boiler cupboard, Dining Room/Sitting Room, First Floor Landing, three Bedrooms and Bathroom. Outside to the front offers a walled and fenced cottage garden and to the rear is a good sized garden offering a good level of privacy. The property also has off-road parking for two to three vehicles to the side.

# Viewing highly recommended

## ACCOMMODATION

**LOUNGE** having window to the front with window seat and stable door to the front, exposed stone wall with built-in cupboard, multi fuel stove set into chimney breast, beamed ceiling, niches and alcoves, radiator and oak staircase to First Floor with oak handrail. Steps down via doorway to:-

**LARGE DINING KITCHEN** having two windows to the side, fitted with an extensive range of hand built solid wood base and wall cupboards, solid wood work surfaces with Belfast sink, space for appliances, refurbished vintage Aga rebuilt to run on gas, beamed ceiling, black and red quarry tiled floor, space for table and chairs and LED downlights.

**WALK-IN PANTRY/BOILER ROOM** with wall mounted gas central heating boiler. Door to:-

**SIDE PORCH** having window to the side and door to the front, black and red quarry tiled floor and exposed stone wall.

**DINING/SITTING ROOM** having double opening patio doors to the rear, radiator and beamed ceiling.

**FIRST FLOOR LANDING** with large airing cupboard housing the hot water cylinder.

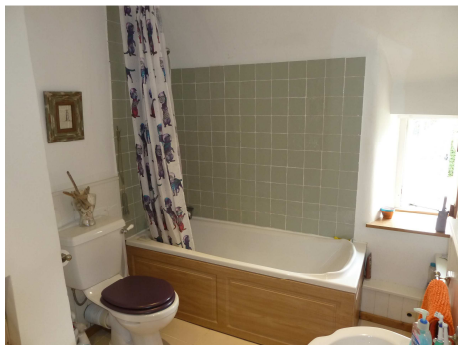
**BEDROOM ONE** having window to the side, radiator and decorative cast iron fire grate.

**BEDROOM TWO** having window to the front and radiator.

**BEDROOM THREE** having double glazed window to the rear with views over the gardens and countryside beyond and radiator.

**BATHROOM** having window to the front with wooden shutter, white suite comprising w.c., wash basin and bath with thermostatic shower above, tiled splashbacks and floor and heated towel rail.

**OUTSIDE:** To the front of the property is a walled cottage garden with side gate and there is a gravelled driveway to the side with a right of way to the bungalow beyond and off-road parking for two to three vehicles along with two timber sheds. There is a good sized rear garden having gated side access, gravelled patio area, brick, stone and pantiled outhouse, extensive lawn with well stocked flower and shrub beds and borders and mature hedging to either side. The adjoining cottage has a right of way over part of the garden for access.



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

**TENURE:** Freehold, vacant possession upon completion.

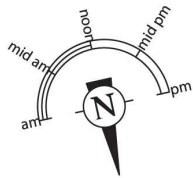
**SERVICES:** Mains gas, electricity, water and drainage.

**COUNCIL TAX:** Melton Borough Council (01664) 502502.

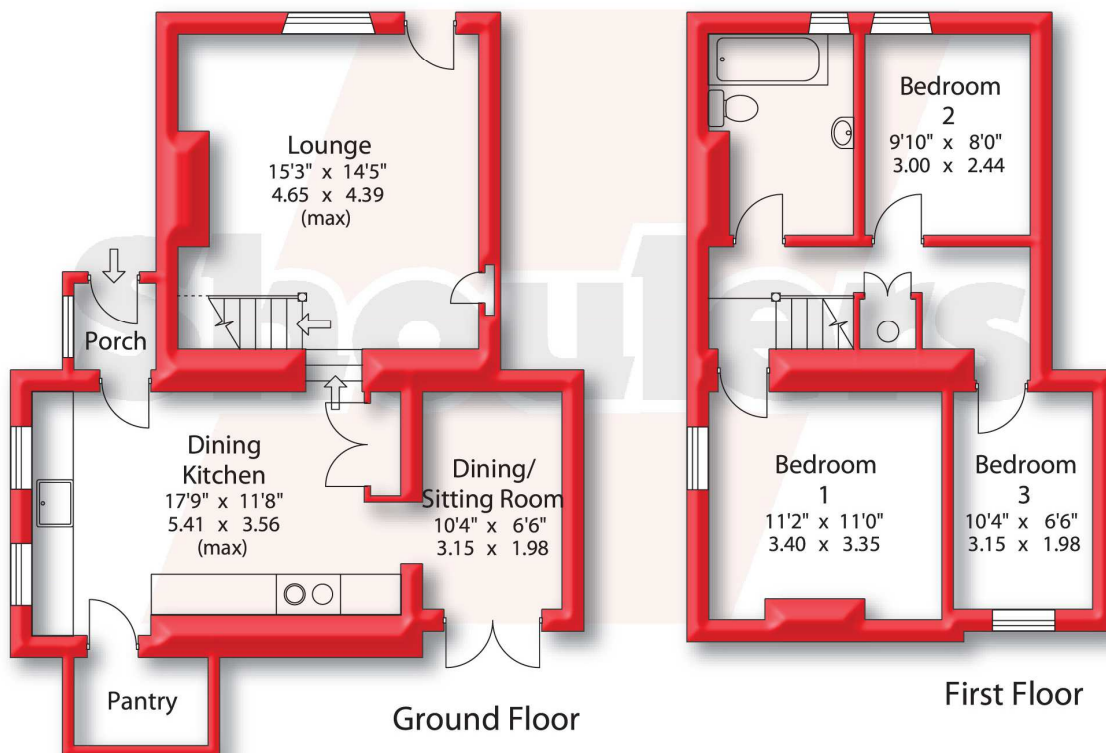
**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

**DIRECTIONS:** Leave Melton Mowbray via Scafford Road taking the left hand turning signposted to Holwell. Take the right hand fork in the road and after crossing two cattle grids and a bridge enter the village. After passing The Green on the left hand side the cottage will be found on the right.

## FLOOR PLAN



Crecca Cottage.  
Approx Gross Floor Area = 1067 Sq. Feet  
= 98.91 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - [www.makingplans.com](http://www.makingplans.com)

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