A delightful four bedroom detached cottage situated in a tucked away location at the very edge of the village with over HALF AN ACRE of grounds fitted and decorated to a high standard throughout.

Viewing is strictly by appointment with the sole agents.
Tel: 01664 410166
www.shoulers.co.uk
This delightful cottage is situated at the end of a small lane off Main Street completely tucked out of view, the rear having a southerly aspect with gardens and grounds of over half an acre which includes more formal garden areas, a small orchard and organically grown fruit and vegetable areas with many varieties of fruit trees. Beyond this is a wooded area with a mix of various specimen trees. This garden has also, in the past, won the Melton Times Melton In Bloom Best Garden. The accommodation, which has gas fired central heating, includes Entrance Porch, large refitted Breakfast Kitchen with multi-fuel burner, Living Room with open fire, Dining Room and Conservatory, large Study and refitted Utility Room and Cloakroom. To the First Floor is a large Landing area, four Bedrooms of varying sizes and Bathroom. The accommodation is very flexible and open to alteration to suit various people’s needs and the cottage has many features including beamed ceilings.
ACCOMMODATION

ENTRANCE PORCH with door and window to the front, a further window to the side and two glass roof lights. Stable door leads to:-

BREAKFAST KITCHEN with window to the front and two windows to the rear, heavily beamed ceiling, multi-fuel stove, large full height built-in cupboards to alcove, extensive range of cream Shaker-style fronted base, drawer and wall units, work surfaces, 1½ bowl sink top with mixer tap, gas hob with cooker hood above, split level double oven, integrated microwave, dishwasher, fridge and freezer, attractive tiled splashbacks, under-cupboard lighting, radiator and door to:-

DINING ROOM with two windows to the front, heavily beamed ceiling, staircase to First Floor with storage cupboard below, attractive pine fire surround with marble backcloth and cast iron open grate, built-in cupboard to alcove, two radiators and multi-pane glazed door leading to:-

LIVING ROOM with window to the front, radiator, wall mounted uplights and twin glazed doors to:-

CONSERVATORY of upvc double glazed construction with double doors leading out on to the patio area, tiled floor.

STUDY having double glazed window to the rear, beamed ceiling and radiator.

REFITTED CLOAKROOM having double glazed window to the front, suite comprising w.c. and wash basin, radiator.

UTILITY ROOM having been refitted by the current owner has door to the front leading to a small courtyard area, a range of base units with work surfaces, stainless steel sink top, plumbing for washing machine and space for other appliances, wall mounted gas combination boiler and radiator.

FIRST FLOOR LANDING having two windows to the front with secondary glazing, radiator, loft access and built-in airing cupboard housing the hot water cylinder which is powered by solar panels on the roof.

BEDROOM ONE having windows to the side and rear, radiator and vanity unit with wash basin.

BEDROOM TWO having upvc double glazed window to the rear with views across the gardens, radiator and an extensive range of built-in wardrobes, drawers and dressing table.

BEDROOM THREE having upvc double glazed window to the rear with views over the gardens, radiator and pine floor.

BEDROOM FOUR (SINGLE) with window to the front.

BATHROOM having upvc double glazed window to the side, white suite comprising w.c., wash basin, bath and corner shower cubicle, attractive wall tiling, ceramic tiled floor and ladder-style heated towel rail.

OUTSIDE: The cottage is approached via a private un-adopted lane and is accessed via a pair of wrought iron gates to an extensive gravelled driveway which extends round to the side of the property giving parking for several vehicles. There are two original brick outhouses to the side of this drive. Retaining walls and steps lead up to a formal lawned garden with extremely well stocked shrub and flower beds, mature hedging and various trees. A Beech hedge and arch leads through to a further garden area and orchard fruit garden with a variety of fruit trees, canes etc., greenhouse, potting shed and small barn/machine store. A fence, hedge and gate then give access to an extensive fruit and vegetable garden with garden pond, raised vegetable beds and a useful garden implement store. To the rear of this area the owners have planted a copse with a mixture of various specimen trees. The whole of this garden has been cultivated organically since 1984 and is highly productive. To the very bottom of the garden is a hand gate giving access to a public footpath across the fields to the rear.

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 Dalby Road. Upon reaching the village of Great Dalby continue along Main Street, passing the Royal Oak on the right hand side, bearing left at The Green and on the right hand side, prior to reaching a house known as Avalon, the driveway will go up to the right hand side. Follow round to the rear of Avalon and Rambler Cottage will be found at the end of the driveway.
We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

FLOOR PLAN

Rambler Cottage
Approx Gross Floor Area = 1597 Sq. Feet
= 148.1 Sq. Metres

Bedroom 1
14'11" x 3'53"
4.55 x 1.05
(max)

Utility
9'7" x 5'2"
2.92 x 1.57

Study
11'4" x 9'5"
3.45 x 2.87

Kitchen
15'11" x 11'8"
4.60 x 3.56
(max)

Dining Room
15'2" x 11'6"
4.62 x 3.51
(max)

Living Room
11'11" x 11'10"
3.63 x 3.61

Living Room
11'11" x 9'7"
3.38 x 2.92
(max)

Conservatory
11'11" x 9'9"
3.38 x 2.92
(max)

Bedroom 2
11'11" x 11'8"
3.61 x 3.56
(max)

Bedroom 3
12'10" x 6'4"
3.86 x 1.92

Bedroom 4
8'4" x 5'2"
2.54 x 1.52

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Wilton Lodge, Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ
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