



Beck Barn, Glebe Court, Great Dalby

Melton Mowbray, LE14 2FA

Three Bedrooms, Barn Conversion

Offers Over £589,000



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Three/Four Bedrooms, Barn Conversion

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Features

Barn Conversion

Three Bedrooms

Three Bathrooms

Flexible Living Accommodation

Character Features

Approximately 0.5 Acre Paddock

Private Gated Development

Village Location

A stylish and well designed barn conversion being set back from the road within an exclusive gated courtyard development of just four other properties. This property is well presented throughout and offers flexible living accommodation, enhanced character features and paddock.

The accommodation briefly comprises an entrance hall, spacious living room with exposed brick wall, beamed ceilings and French doors leading out to the rear garden with open views out over its own paddock, study room, leading down to the modern kitchen with a vaulted ceiling, a range of wall and base units, integrated appliances, tiled flooring and oak doors with access to loft storage, utility room and cloakroom, bedroom three with en-suite shower room. At first floor level, the spacious landing leads to two double bedrooms with vaulted ceilings and a three piece suite family bathroom. The master bedroom benefits from an en-suite shower room.

Outside, the property is situated within an exclusive courtyard development, set behind wooden electric powered gates. Leading up to the property is a driveway to the front laid to gravel providing parking for multiple vehicles, to the side of the property is a gateway leading to the rear providing further parking and access to the paddock of approximately 0.5 acres and a large garage/workshop, originally designed to be stabling. Directly to the rear is a landscaped garden with patio area and lawn.

Within the village there is a range of local facilities including a primary school, popular public house, church, Methodist Chapel and a village hall. More extensive local facilities are available in the market town of Melton Mowbray. Great Dalby is particularly well situated for access to Leicester and for those commuting to London, the village is situated on road from Melton Mowbray to Market Harborough with mainline trains providing direct and fast access to London.



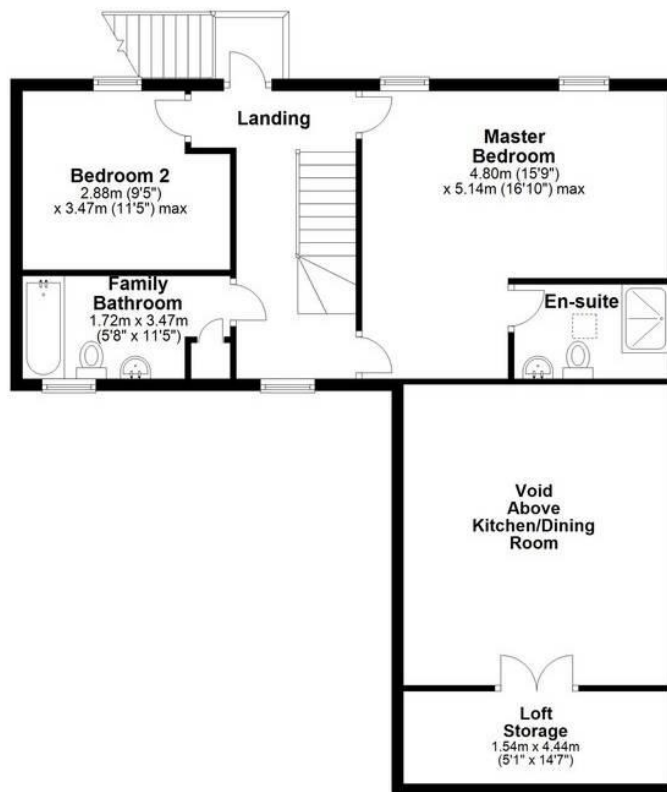
Ground Floor

Approx. 82.9 sq. metres (892.0 sq. feet)



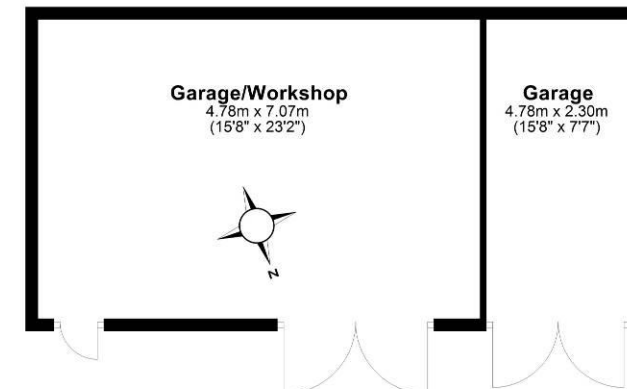
First Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 45.3 sq. metres (487.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed.
Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Total area: approx. 142.1 sq. metres (1529.7 sq. feet)

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