



STONESBY HOUSE
THE GREEN, STONESBY

JAMES
SELLICKS



“... FIVE-BEDROOM FAMILY HOME ...”

Stonesby House is a five-bedroom family home with spacious accommodation set in approximately 3 acres with a well-established garden, paddock land and stabling on the edge of this popular Leicestershire village.

Dining Kitchen • Three Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Five Double Bedrooms • Family Bathroom, Three Ensuites • Approx. 3 Acre Plot • Large Garden, Paddock Land & Stabling • Private Driveway, Double Garage • Edge of Village Location • EER - E

Ground Floor

The ground floor offers extensive and free-flowing accommodation, which in brief comprises a large dining kitchen, three reception rooms, a study, utility room and downstairs cloakroom.

The front door opens into a substantial and light-filled dining room located at the heart of the home. There is a wonderful bay window seat, stairs rising to the first floor and doors giving way to every ground floor living space creating a wonderful flow. The dining kitchen spans the depth of the property with an opening leading through to the dual-aspect garden/family room. The garden/family room has a floor to ceiling gable window to the far end allowing plenty of natural light and views over the garden. The kitchen itself has a comprehensive range of fitted units complete with granite worktops, an oil-fired AGA, ample space for free-standing appliances and an island with a sink and integrated dishwasher. A utility/boot room sits adjacent to the dining kitchen offering further storage, space for white goods and a useful pantry cupboard.

The ground floor is completed by a further reception room and a home office, both with large bay windows allowing plenty of light and bespoke fitted shelving. The reception room is of a generous size and has a feature fireplace with log burning stove inset.



First Floor

The light and airy landing gives way to the bedroom and bathroom accommodation. The principal bedroom has a dual-aspect providing natural light and views over the garden plus ample built-in wardrobes and a spacious ensuite bathroom. The guest bedroom sits to the other gable end complete with a dressing area and ensuite shower room. There are three further double bedrooms, all generously sized, one with a further ensuite shower room and the other two served by a family bathroom. The family bathroom comprises a shower bath, wash hand basin, low flush lavatory and a heated towel rail.

Outside

Externally, the property is set in a fantastic plot extending to approximately three acres with beautifully-landscaped and well-established gardens, paddock land and stabling. The property is approached via wrought-iron gates onto a tarmac driveway offering ample off-road parking and access to the detached double garage. There is a vehicular access via timber double gates down the left-hand side of the property leading down to the paddocks.

The rear garden is predominantly laid to lawn with a variety of soft plantings, an abundance of specimen trees and shrubs creating year-round interest, plus a productive vegetable patch.

Beyond the garden is where you'll find the stable block which offers five stables but is currently used for external storage. There is gated access both back into the garden and out into the two paddocks.

“... FANTASTIC PLOT EXTENDING
TO APPROX. THREE ACRES ...”



Location

Stonesby is a pretty conservation village just outside Melton Mowbray surrounded by delightful countryside. The village is well located with access to Grantham, Oakham, Leicester, and Nottingham as well as being just eight miles from the A1. In the neighbouring village of Waltham on the Wolds there is a popular public house, an excellent primary school, village hall, shop/post office, deli, and a thriving church community.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Melton Borough Council –Tax Band G

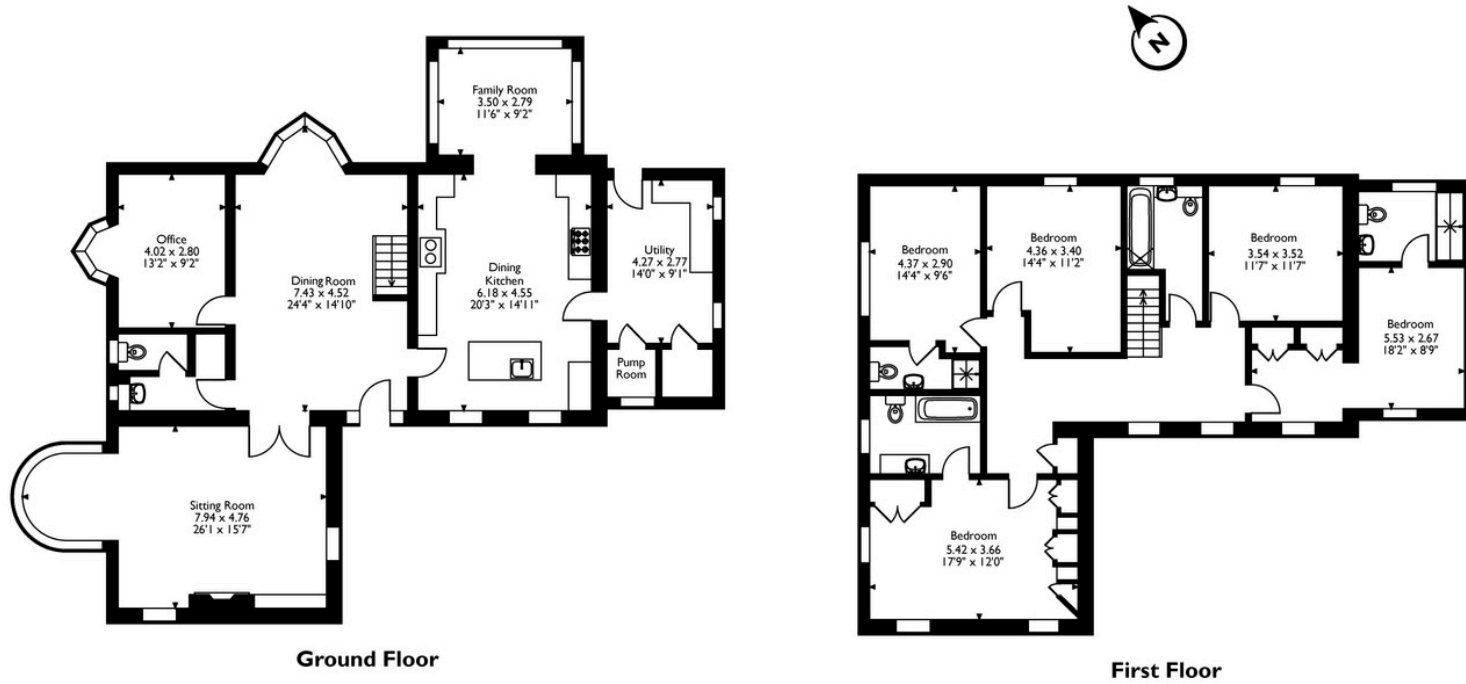
Tenure

Freehold



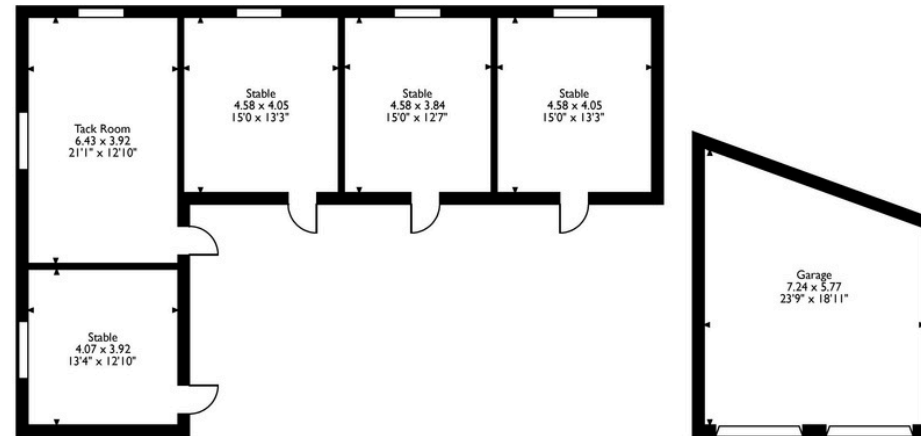


Stonesby House, 13 The Green, Stonesby, Leicestershire LE14 4QE
House Total Approx. Gross Internal Floor Area incl. Garage & Stables = **4252 ft² / 395 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor

First Floor



Outbuildings



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.