



GROVE STUD COTTAGE
BURROUGH ROAD, SOMERBY

JAMES
SELICKS



“... COMBINES CHARACTER WITH MODERN CONVENIENCE ...”

Originally built in the 19th century, Grove Stud Cottage is a well-presented and unique three-bedroom home that combines character with modern convenience. It offers deceptively spacious accommodation, an enclosed garden, off-road parking, and garaging, all situated on the edge of Somerby.

Oak-Framed Entrance Porch • Breakfast Kitchen • Three Reception Rooms • Three Double Bedrooms • Two Bath/Shower Rooms • Fully Enclosed Garden • Off-Road Parking • Double Garage with Office Above • Village Location • EPC - TBC

Ground Floor

The ground floor features an oak-framed entrance porch, a breakfast kitchen, three reception rooms, two double bedrooms, and a bathroom. Character runs throughout with a mix of stone and timber flooring, exposed beams, and brickwork. The breakfast kitchen, located at the rear, includes shaker-style fitted units, integrated appliances, an Aga, and a built-in L-shaped dining pew.

The three reception rooms are well-arranged, with a central sitting room connecting the main living and dining rooms. The Douglas Fir framed dining room at the front benefits from ample glazing, allowing plenty of natural light, and a French door leading to a seating area and pathway to the garden. The main living room is a generously sized space with a vaulted ceiling, a feature fireplace with a log-burning stove, and windows on two sides overlooking the garden.

At the opposite end of the property, two double bedrooms are served by a ground-floor bathroom, which includes a shower bath, washbasin, and low-flush WC.



First Floor

Upstairs, the master bedroom is a charming, vaulted space with exposed brick and beams, built-in storage, and an ensuite shower room.

Outside

Externally, the property is accessed via a shared gravel driveway leading to off-road parking and a double garage with two sets of double doors. The garage also includes a staircase to a versatile home office above.

A hand gate from the driveway opens on to a paved pathway leading to the front door or around the side of the property to the garden. The property's garden is made up of a combination of lawn and hard-landscaping with two seating areas to take advantage of the sun throughout the day, one of which has a timber pergola.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. Melton Borough Council – Tax Band F



“... WELL-PRESENTED AND UNIQUE,
THREE-BEDROOM HOME ...”

Location

Somerby is a quintessentially English village in East Leicestershire, nestled between the market towns of Melton Mowbray and Oakham. It boasts a thriving community and essential amenities, including a pub, primary school, village shop, Post Office, and village hall. Well-regarded in equestrian circles, the village offers a riding school and livery options. The area is also known for excellent schooling, notably in Oakham and Uppingham. The surrounding countryside provides scenic walks and extensive hacking routes, with Burrough Hill—a short walk away—offering stunning views and a popular winter sledging spot. Nearby, Oakham and Melton Mowbray provide a wider range of shopping and local commerce.

Tenure

Freehold

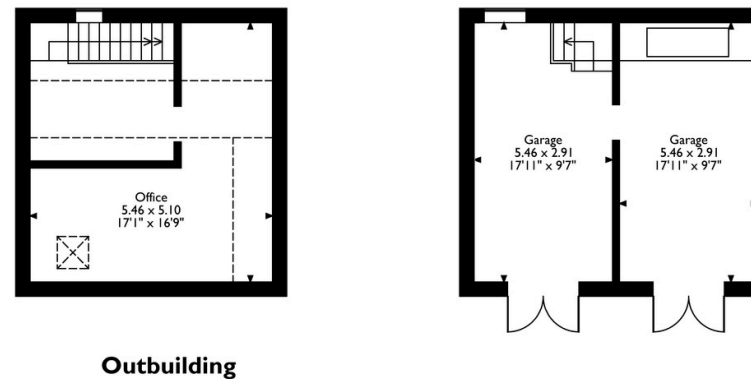
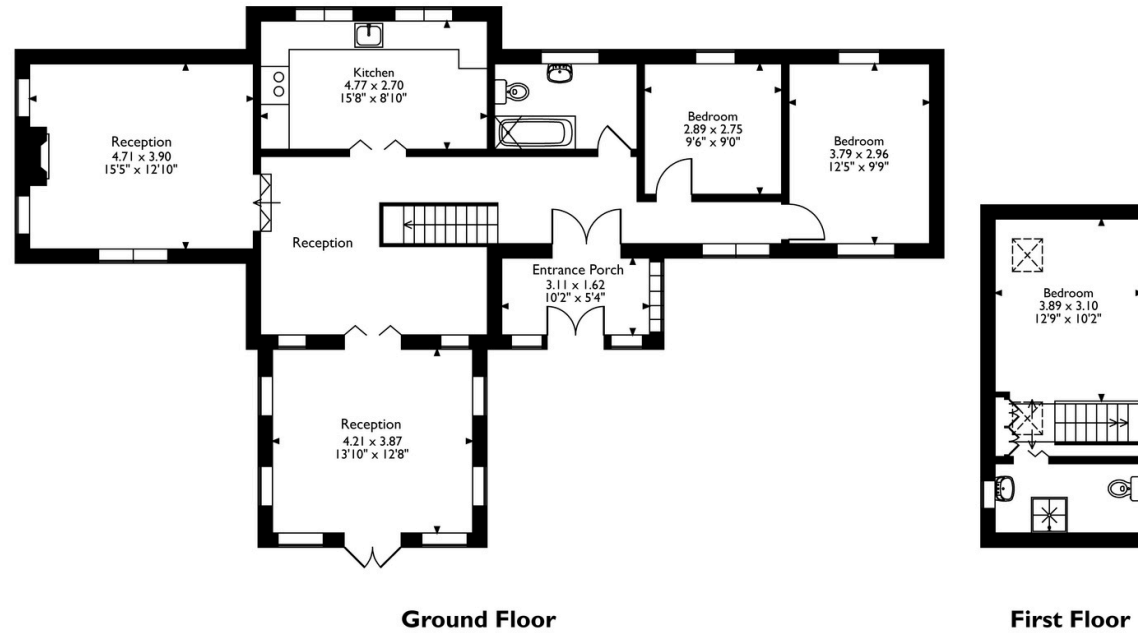




Grove Stud Cottage, 22 Burrough Road, Somerby, Melton Mowbray LE14 2PP

House Total Approx. Gross Internal Floor Area incl. Garage = 2042 ft² / 193 m²

Measurements are approximate, not to scale, for illustrative purposes only.





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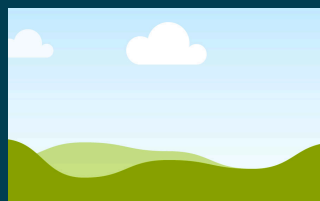
Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008
Leicester Office
0116 285 4554



www.jamesselicks.com



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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.