



THE OLD ORCHARD  
HIGH STREET, SOMERBY

JAMES  
SELICKS



## “... DECEPTIVELY SPACIOUS AND FLEXIBLE ACCOMMODATION ...”

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**A well-presented, two-bedroom bungalow with deceptively spacious and flexible accommodation, sitting on a generous plot of approximately a third of an acre in the popular village of Somerby.**

Open Plan Living Kitchen • Two Reception Rooms • Utility Room • Study •  
Two Double Bedrooms • Two Bath/Shower Rooms • Large Wrap-Around Plot •  
Private Location • EPC - D •

### Accommodation

The heart of the home is the stunning open-plan living kitchen, where the kitchen and dining areas are partially separated from the inviting living space. The kitchen features an excellent range of fitted Shaker-style units, a variety of integrated appliances and space for a Range-style cooker. Adjacent to the kitchen, a hallway provides room for a fridge freezer, access to a side entrance, and a doorway leading to the utility room, which offers additional storage and space for white goods. The dining area benefits from a glazed door that opens to the rear of the property, seamlessly connecting indoor and outdoor living. Flowing effortlessly from the dining space, the living area is warmed by a charming log-burning stove and features a French door leading into a bright conservatory, which in turn opens onto a secluded courtyard with veranda and reflecting pond which can also be accessed by the garden room.

On the opposite end of the property, a well-proportioned study provides access to the bedroom accommodation and leads into a second reception room. The two double bedrooms are complemented by two beautifully appointed bath/shower rooms. A glazed hallway extending from the study leads to a delightful garden room, thoughtfully converted by the current owners. This light-filled space boasts extensive glazing and doors opening to the front of the property, creating a seamless indoor-outdoor connection.

### Outside

The Old Orchard is nestled within a generous and beautifully landscaped wrap-around plot of approximately a third of an acre. The grounds are divided into terraced herbaceous borders, thriving kitchen garden, lawned area with island beds and small orchard. The mature shrubs, specimen trees and climbing roses are complemented by a variety of seating areas. Enclosed on all sides, the garden offers exceptional privacy, creating the perfect retreat for relaxation and outdoor enjoyment. The property is accessed via a shared approach that leads to a private, gated driveway, offering ample off-road parking.



### 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.

### Services & Council Tax

The property is offered to the market with all mains services and electric central heating.

Melton Borough Council – Tax Band E

### Tenure

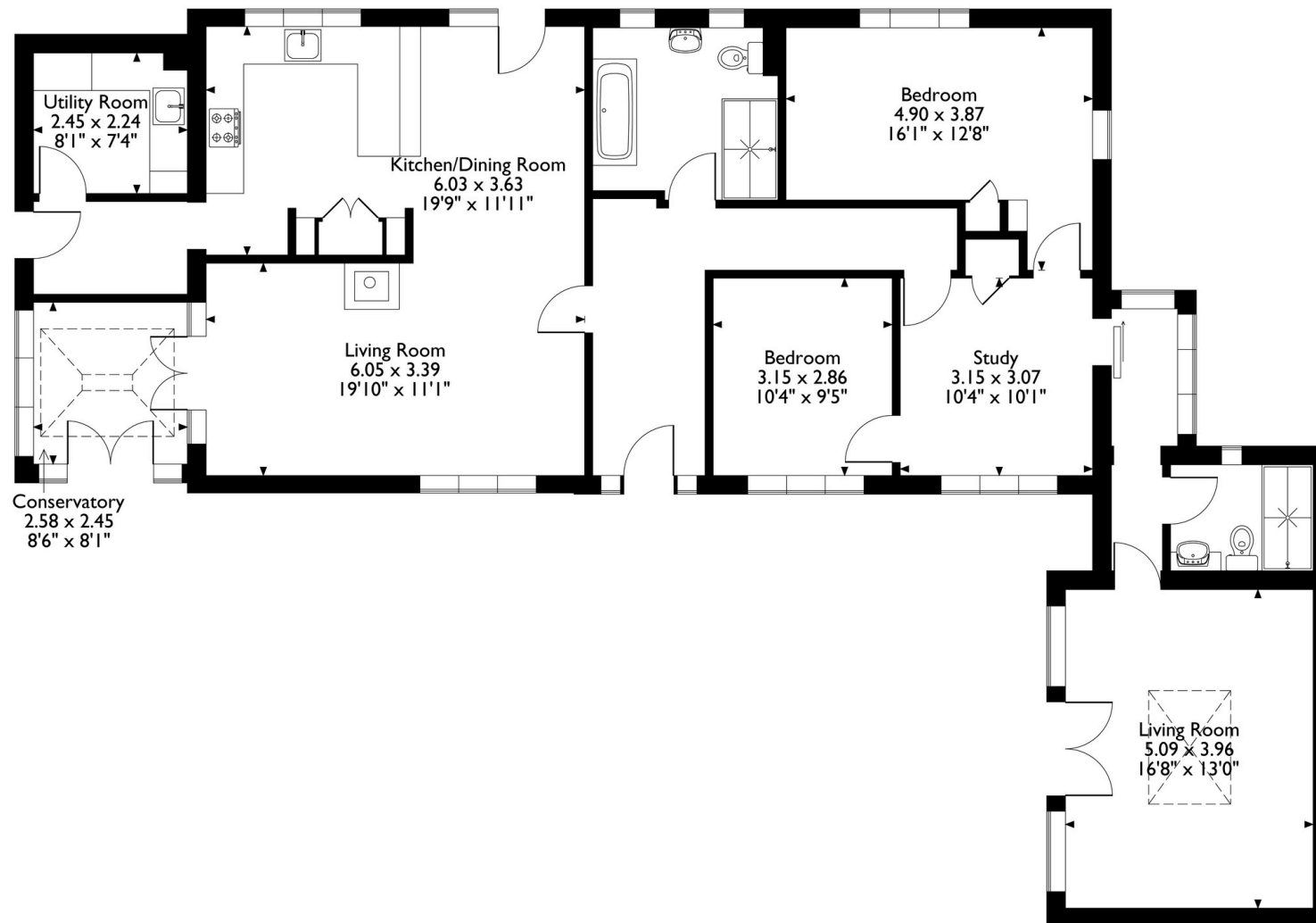
Freehold



**The Old Orchard, 10 High Street, Somerby, Melton Mowbray LE14 2PZ**

House Total Approx. Gross Internal Floor Area = **1604 ft<sup>2</sup> / 149 m<sup>2</sup>**

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





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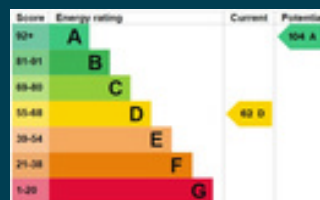
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#### Measurements and Other Information

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.