



THE STABLE HOUSE  
FOLVILLE STREET, ASHBY FOLVILLE

JAMES  
SELICKS







## “... THREE-BEDROOM, STABLE CONVERSION ...”

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**A deceptively spacious, three-bedroom stable conversion, converted in the 1980s but still retaining a wealth of character dating back to the 15th century. Offering generous accommodation, a mature garden, parking and a double garage, this wonderful home sits in the highly-regarded village of Ashby Folville.**

Impressive Entrance Hall • Kitchen • Two Reception Rooms •  
Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom,  
One Ensuite • Mature Garden • Off-Road Parking, Double Garage •  
NO CHAIN • EPC - F •

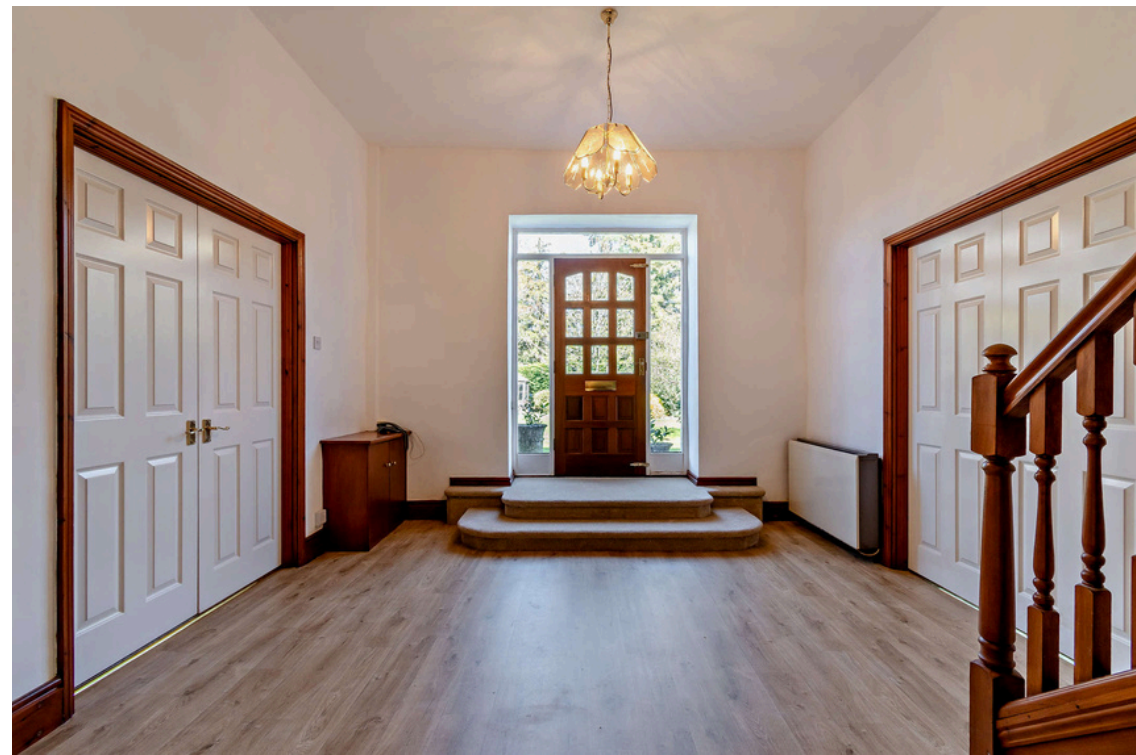
### Ground Floor

The Stable House is bursting at the seams with character throughout along with particularly high ceilings creating a wonderful sense of space and light. The impressive entrance hall spans almost the entire depth of the property with useful storage, access to a generously sized downstairs cloakroom and the staircase rising to the first floor.

To the left of the entrance hall is the sitting room, a spacious room spanning the depth of the property with windows to two elevations. To the right of the entrance hall is the dining room with a window to the front overlooking the garden. The kitchen sits to the rear of the property with a good range of fitted units and ample space for appliances.

### First Floor

To the first floor there are three double bedrooms, two large doubles and a smaller but still generously sized double. All three bedrooms offer built in storage and lovely views over the garden. One bedroom is complemented by an ensuite bathroom and the other two are served by a family bathroom. The family bathroom comprises a shower bath, wash hand basin and low flush lavatory.



### Outside

To the front of the property there is a large, enclosed garden with a variety of mature planting creating year-round interest. There is also a gravelled driveway providing off-road parking and a double garage The property is offered to the market with no chain and with vacant possession.

### Location

Ashby Folville is a particularly attractive leafy village nestling in a shallow valley surrounded by Parkland. The village is particularly well known for its picturesque cricket ground and offers a popular local pub. More extensive local facilities are available at near-by Gaddesby, Syston and Queniborough and the village is particularly well placed for fast access to Leicester, Loughborough, Oakham, and Melton Mowbray.

### Services & Council Tax

The property is offered to the market with all mains services and electric storage heaters. Council Tax Band F – Melton Borough Council

### Tenure

Freehold

“... CHARACTER THROUGHOUT,  
WITH PARTICULARLY HIGH  
CEILINGS ...”

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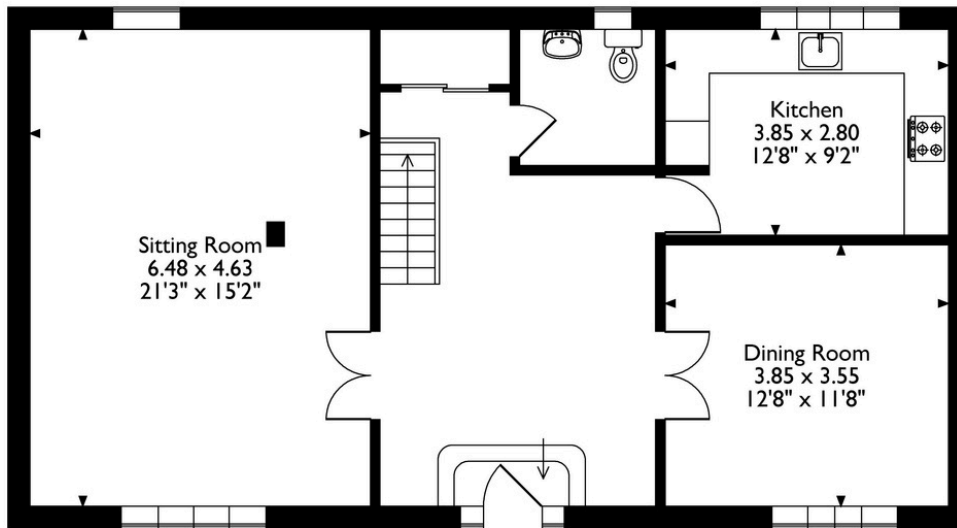




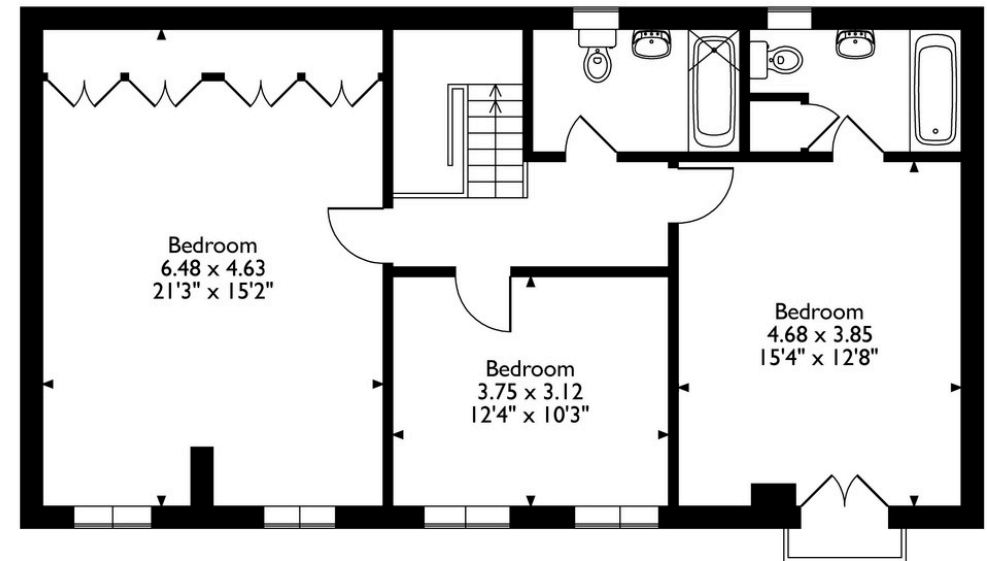
**The Stable House, 8 Folville Street, Ashby Folville, Melton Mowbray LE14 2TE**

House Total Approx. Gross Internal Floor Area incl. Garage = **1744 ft<sup>2</sup> / 162 m<sup>2</sup>**

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



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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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.