

Alexanders



Ivy Cottage  
Main Street, Great Dalby



# Ivy Cottage

Main Street, Great Dalby

- \*Guide Price between £350,000 and £400,000\*
- Very original period detached thatch cottage (unlisted)
- Owned by present vendor since 2004
- Beamed ceilings, open fires offering an abundance of charm and character
- Open plan kitchen / dining room with period cast cooking range
- Two further reception rooms, study, three bedrooms
- Requiring modernisation, huge scope to extend / remodel (STTP)
- Mature garden with significant potential
- Gated driveway with parking for 2/3 vehicles, outside store
- EPC Rating E / Council Tax D / Freehold

## General Description

\*GUIDE PRICE BETWEEN £350,000 and £400,000 - best offers invited, very motivated to sell\*

Alexanders East Midlands are delighted to offer to the market this very original (unlisted) period detached thatch cottage set in an established, private plot in the centre of this popular village.

The property requires modernisation and overall improvement and offers significant opportunity to potentially extend and remodel subject to obtaining the necessary consents.

It is rare to find such an unmolested property brimming with character and charm that we are advised and led to believe dates back to the 14th century.

A fantastic project and one which would result in returning a typical quintessential 'chocolate box' cottage to its prime, former glory.

## Accommodation Summary

Ground floor (Front door): Dining room, kitchen, utility, snug, living room, study

First floor: Landing, three bedrooms, bathroom

Outside: Gated driveway with parking for 2/3 vehicles, outside store



**Viewings**

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

**Tenure**

Freehold.

**Services**

We are advised that mains electricity, water and drainage are connected, and heating is via electric storage heaters.

**Local Authority**

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band D.

**Measurements**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

**Money Laundering**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



*Viewing by appointment only*

**Alexanders**

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**Important Information**

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.  
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.