

# Alexanders



## The Homestead

Main Road, Wycomb









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## Main Road, Wycomb

- Attractive Grade II listed ironstone cottage
- Four bedrooms
- Sitting room, dining room
- Kitchen/breakfast room
- Shower room, family bathroom
- Cottage garden, with additional garden
- Driveway with garage and workshop
- Quiet rural setting, close to all amenities
- EPC Exempt / Council Tax Band E / Freehold

### General Description

A quintessential detached four bedroom ironstone cottage situated in an attractive and quiet rural setting, yet still close to all local amenities.

The Grade II listed home is believed to date back to the early 17th Century and retains many original features, while having a spacious, light feel.

A bespoke solid oak front door opens into the entrance hall and cloakroom, through to a dining room with log burner, living room with feature fireplace and second log burner, kitchen/breakfast room with Stanley range and boiler and oak frame rear porch/utility. The enclosed cottage garden includes a beautiful limestone patio area and mature flower beds and shrubs.

On the first floor are four bedrooms, a shower room and a family bathroom.

To the rear of the house is a detached garage/workshop, accessed by the drive to the side. Beyond the property there is a sizeable area of garden that is ideal for relaxing, growing vegetables or for children to play. It includes a double-glazed summer house and enjoys fantastic views of the surrounding countryside.









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## Accommodation Summary

Ground Floor: Entrance hall, cloakroom, dining room, sitting room, kitchen/breakfast room and rear oak porch.

First Floor: Four bedrooms, shower room and family bathroom. The large loft is boarded, insulated and lit.

## Location

Located in the idyllic village of Wycomb, The Homestead offers a peaceful and picturesque setting whilst being within easy reach of amenities, including local schools. Melton Mowbray, with its vibrant community, diverse dining options, shopping centers, and leisure facilities, is just a short distance away. The surrounding countryside offers opportunities for outdoor activities, including scenic walks, cycling routes, and nature reserves.

Transport links are also conveniently accessible, allowing for easy commuting and travel. Whether it's accessing neighbouring towns or connecting to major road networks, The Homestead's location offers excellent transport connections.

## Agent's Note

Beautiful cottage providing spacious family living.

## Viewings

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

## Tenure

Freehold.

## Local Authority

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

## Services

We are advised that mains electricity, water and drainage are connected. It is oil central heating.

## 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

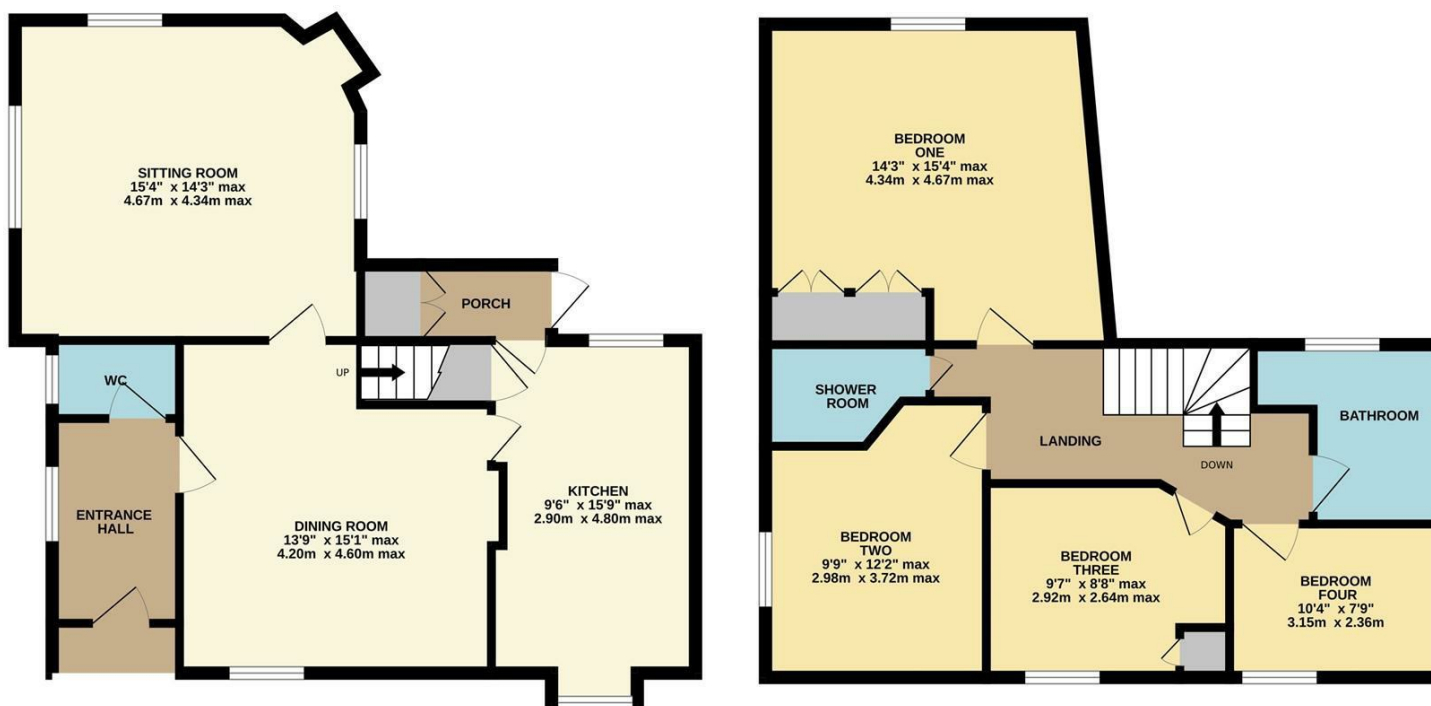
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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











TOTAL FLOOR AREA : 1315 sq.ft. (122.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



