

70 Dalmation Cottage, Boyers Orchard, Harby, Melton  
Mowbray, LE14 4BA  
Offers over £500,000

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# 70 Dalmation Cottage, Boyers Orchard, Harby, Melton Mowbray, LE14 4BA

## Offers over £500,000

### Council Tax Band: F

Welcome to Dalmation Cottage, a charming detached home oozing character, located in the picturesque village of Harby, near Melton Mowbray. This delightful property offers a perfect blend of comfort and style, making it an ideal family home.

Upon entering, you will find three spacious reception rooms that provide ample space for relaxation and entertainment. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, or a vibrant playroom for the children. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

Dalmation Cottage boasts three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The layout is thoughtfully designed to ensure privacy and comfort for all family members. Additionally, the property features two modern bathrooms, providing convenience for busy mornings and ensuring that everyone has their own space.

Outside, you will appreciate the parking facilities available for two vehicles, a valuable asset in this tranquil village setting. The surrounding area is known for its scenic beauty and community spirit, making it a











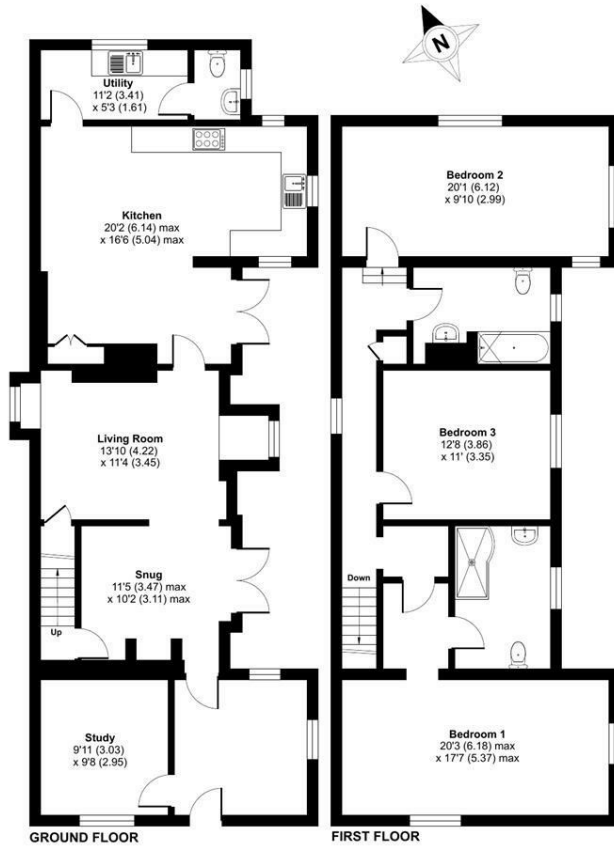






## Boyers Orchard, Harby, Melton Mowbray, LE14

Approximate Area = 1887 sq ft / 175.3 sq m  
For identification only - Not to scale



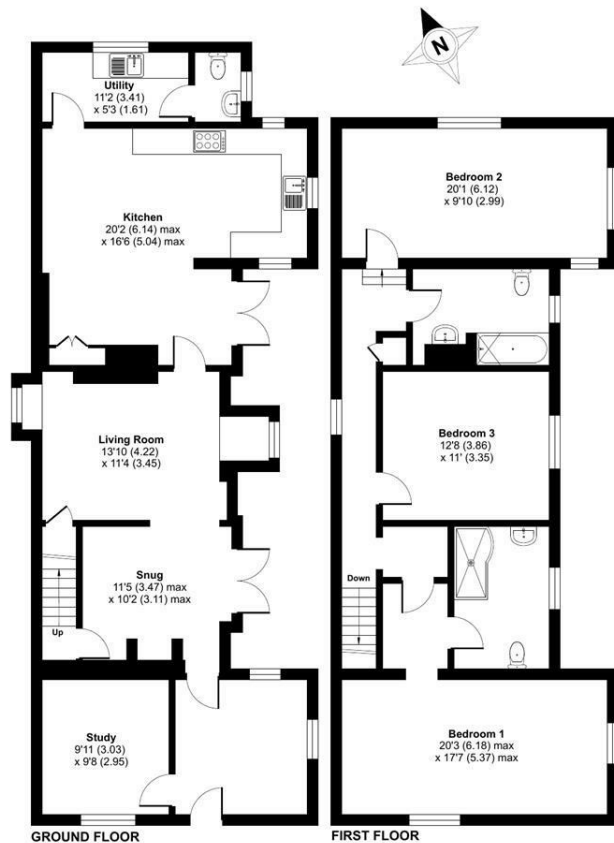
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for House and Home Bespoke. REF: 1236117

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC