



Connells

The Old Post Office Main Street
Goadby Marwood Melton Mowbray



Property Description

Set in the heart of the charming and peaceful village of Goadby Marwood, this beautifully maintained four-bedroom detached character property offers a unique blend of traditional features, generous living space, and versatile outbuildings—all surrounded by the rolling countryside of rural Leicestershire.

From the moment you arrive, the home's attractive façade, mature gardens, and tranquil setting create a lasting first impression. Whether you're looking for a family home, a countryside escape, or a property with space for hobbies or home working, this residence offers a rare combination of charm, comfort, and practicality.

Step inside and you're greeted by a warm and welcoming interior that retains many original features, including exposed beams, timber doors, and a feature fireplace that forms the heart of the main living room. The property has a spacious dining kitchen and two living rooms (lounge and snug). The country-style kitchen is both functional and full of character, with ample cabinetry, rustic finishes, and views over the rear garden. A convenient downstairs cloakroom/WC and utility adds to the practicality of the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, each with its own unique charm and views across the surrounding countryside. The family bathroom is tastefully finished, offering a blend of modern fittings and traditional styling.

Kitchen

24' 2" max x 13' 10" max (7.37m max x 4.22m max)

The kitchen is a warm and welcoming space with a classic country feel. It features solid wood units, tiled splashbacks, and plenty of worktop space for cooking and baking. A large window lets in lots of natural light and offers lovely views of the garden. There's room for a small dining table, and a doors leading to living room and utility.

Living Room

13' 6" max x 13' 10" max (4.11m max x 4.22m max)

The living room is full of character, with beautiful exposed beams and a cosy open fireplace as the focal point. It's a bright and inviting space—perfect for relaxing with family or enjoying a quiet evening by the fire.

Study

7' 7" x 6' 1" (2.31m x 1.85m)

Tucked away from the main living areas, the study offers a quiet and private space—ideal for working from home or reading in peace. Its cosy feel makes it a perfect retreat for focus and creativity.

Reception 2

13' 10" max x 8' max (4.22m max x 2.44m max)

This second living room offers a warm and cosy atmosphere, complete with its own fireplace for added charm. It's a versatile space—perfect as a snug, TV room, or a quiet spot to unwind at the end of the day.

Utility Room

12' max x 8' 8" max (3.66m max x 2.64m max)

A practical and well-equipped space, the utility room includes a sink, built-in cupboards for storage, and a charming barn door that opens directly to the garden—ideal for muddy boots, laundry days, or bringing in fresh air and light.

Bedroom 1

14' max x 13' 9" max (4.27m max x 4.19m max)

The master bedroom is a lovely, light-filled space with a large front-facing window that looks out over the village. A charming feature fireplace adds a touch of character, creating a calm and inviting atmosphere—perfect for relaxing at the end of the day.

En Suite

The en suite is stylish and practical, featuring a walk-in shower, modern fittings, and a sleek vanity unit. Finished in neutral tones, it offers a clean and calming space to start your day.

Bedroom 2

14' x 8' 1" (4.27m x 2.46m)

A bright and comfortable room with space for a double bed and storage. Ideal as a guest room, child's bedroom, or cosy retreat.

Bedroom 3

9' 10" max x 12' 6" max (3.00m max x 3.81m max)

A practical and versatile room with dual-aspect windows that let in plenty of natural light, boasting a bright and airy feel.

Bedroom 4

8' 6" max x 15' 7" max (2.59m max x 4.75m max)

A neat and functional space, ideal for use as a single bedroom, nursery, or quiet study. Its simple layout makes it easy to adapt to your needs.

Bathroom

The large family bathroom combines comfort with rustic charm. It features both a bathtub and a separate shower, along with traditional-style fittings and warm, characterful touches creating a relaxing space for the whole family.

Workshop

8' 7" x 16' 10" (2.62m x 5.13m)

This large detached double garage offers generous space for storage or projects. Upstairs, a boarded loft area provides additional room, ideal for a hobby space or future conversion. The garage also includes a dedicated carpentry area, perfect for woodworking, DIY, or creative pursuits—making it a dream setup for hands-on homeowners.

Garage Playroom

22' 3" max x 9' 5" max (6.78m max x 2.87m max)

A flexible space currently set up as a garage room or playroom, offering a great area for kids to play, teens to hang out, or even as a casual home gym or hobby zone. Light, spacious, and separate from the main house, it's a perfect bonus room for family life.

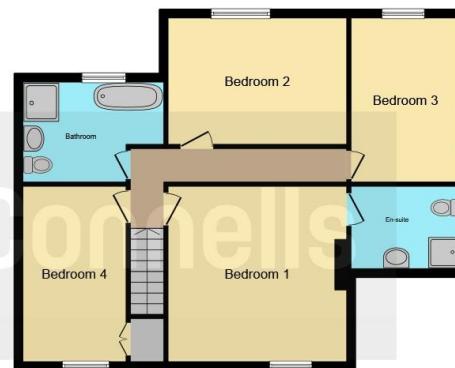




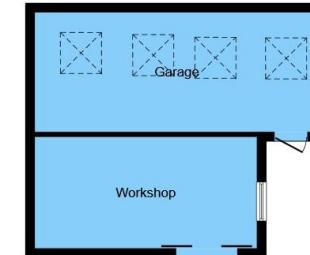




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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