



Connells

Main Street
Pickwell Melton Mowbray

Main Street Pickwell Melton Mowbray LE14 2QT

for sale
£295,000



Property Description

Acorn Cottage is a truly charming and beautifully presented period home, set in the heart of the highly desirable village of Pickwell. This three-storey cottage offers a rare opportunity to acquire a character-filled residence that has been thoughtfully updated to combine traditional features with modern living.

The ground floor welcomes you into a warm and inviting lounge and study area, complete with exposed beams, a feature chimney breast, and a wood-burning stove. Through to the stylish dining kitchen, which is fitted with quality duck egg cabinetry, integrated appliances, and clever storage solutions. The kitchen also benefits from beamed ceilings, under-cabinet lighting, and access to the rear garden via a half-glazed UPVC door.

On the first floor, a spacious landing with exposed floorboards and wall panelling leads to a generous double bedroom with built-in wardrobes and a front-facing multi-pane window. The luxury bathroom has been tastefully refitted and features a freestanding oval bath, a double shower enclosure, vanity unit, and chrome heated towel rail.

The second floor offers a further double bedroom, large enough to accommodate a super king bed, with built-in wardrobes and lovely views over the rear garden.

Outside, the property is set back from Main Street behind a delightful cottage-style front garden with flagstone patio and mature

borders. The rear garden is a private gravelled and paved area, ideal

Interior Ground Floor

Living Room

12' 6" Into Recess x 113' 7" (3.81m Into Recess x 34.62m)

The living room at Acorn Cottage exudes warmth and character, featuring laminate flooring, exposed ceiling beams, and a charming log burner set within a traditional fireplace. A radiator provides additional comfort, making this the perfect space to relax and unwind.

Study

12' 8" x 4' 8" (3.86m x 1.42m)

The study area at Acorn Cottage is a charming and versatile space, ideal for home working or quiet reading. It features exposed ceiling beams and laminate flooring that flows seamlessly from the lounge, creating a cohesive and character-rich environment. Positioned adjacent to the wood-burning stove, it benefits from a warm, inviting atmosphere. The area is subtly lit with wall lights, enhancing its cosy feel while maintaining practicality.

Kitchen

12' 3" x 8' 6" Plus Recess (3.73m x 2.59m Plus Recess)

Featuring laminate flooring, double sink with swan neck mixer tap, and tiled splashbacks for a clean finish. There's space for a

fridge/freezer, a built-in induction hob with extractor fan, and an integrated oven and grill. A double-glazed bay window and a half-glazed uPVC door and direct access to the rear garden. Exposed beamed ceilings and cluster spotlights add character, while the solid oak staircase offers access to the first floor, cleverly integrated with additional storage and worktop space beneath.

First Floor Landing

The landing features hardwood flooring, a double-glazed window, and provides access to Bedroom Two, the family bathroom, and the staircase to the second floor. Traditional touches like wall panelling add to its cottage charm.

Bedroom Two

12' 5" Into Recess x 10' 7" (3.78m Into Recess x 3.23m)

Bedroom Two is a spacious and comfortable double room featuring carpeted flooring, a built-in wardrobe, and a radiator. A double-glazed window to the front allows plenty of natural light, making it a bright and inviting space.

Family Bathroom

The family bathroom is beautifully appointed, featuring laminate flooring, a freestanding oval bath, a separate shower enclosure, low flush WC, and a vanity sink unit with storage. A double-glazed window to the rear, and a chrome heated towel rail too.

Second Floor Bedroom One

13' 3" Plus Recess x 11' 7" Front of Robes (4.04m Plus Recess x 3.53m Front of Robes)

Bedroom One is a bright and well-

proportioned double room featuring carpeted flooring, a radiator, and a multi-pane double-glazed window to the front. It includes floor-to-ceiling built-in wardrobes for excellent storage. Please note: there is some restricted head height in areas due to the character of the property.

Exterior Front Garden

The front garden is a charming, well-established space with flagstone patio, mature borders, and screened seating, set well back from Main Street for added privacy.

Rear Garden

The rear garden features a gravelled and flagstone patio area, ideal for outdoor seating and entertaining. It also provides access to the double garage and outbuildings. Please note: there is a right of access across part of the garden for bin collection.

Utility Room

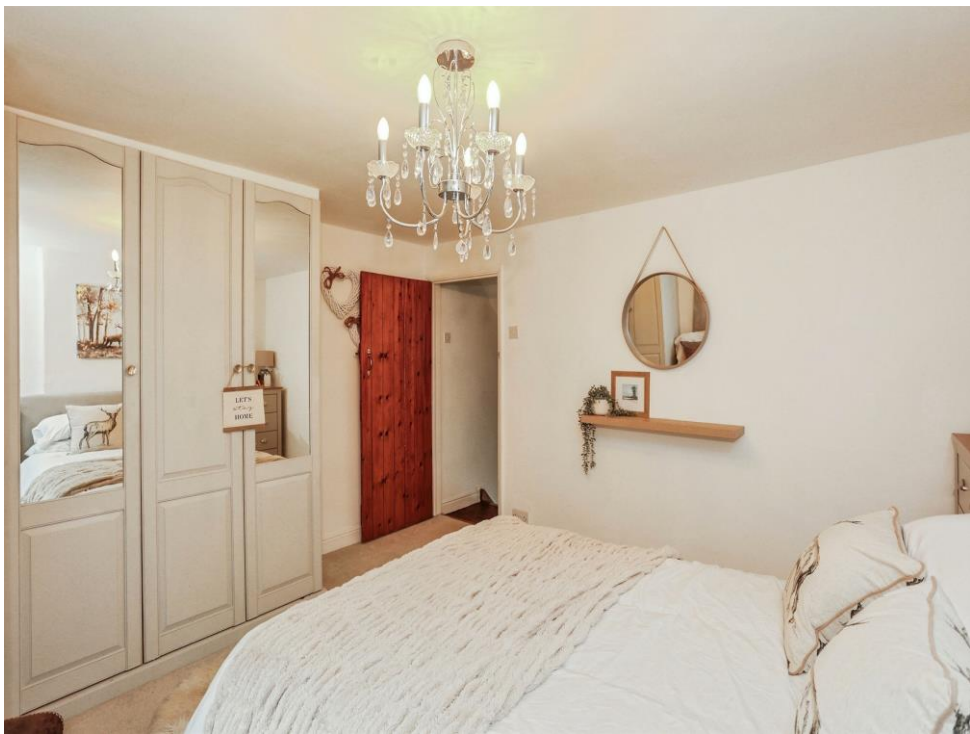
The cloakroom is located just off the rear garden and includes a low flush WC, wash hand basin, and a single-glazed window overlooking the garden. Please note: this space is separate from the main house and accessed externally.

Double Garage

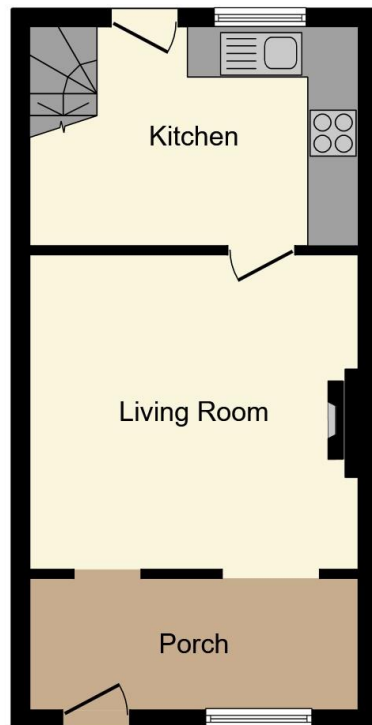
13' 9" x 18' 10" (4.19m x 5.74m)

The property benefits from a spacious double garage with an electric roll-up door, power and lighting, and a water tap. It includes built-in storage cupboards and houses the oil tank. The garage is accessed from the rear and is currently used as a home gym.





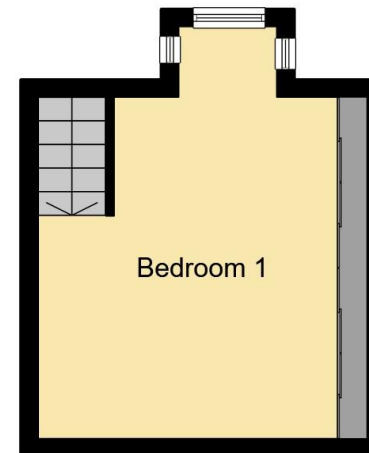




Ground Floor



First Floor



Second Floor

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 Band: B

Tenure: Freehold

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