



## 3 PEBBLE YARD

GREAT DALBY, MELTON MOWBRAY, LE14 2HB

£350,000



## ACCOMMODATION

A traditional thatched cottage in the perfect village location. A no chain sale, this versatile accommodation has been extended to the side and has views across open countryside.

### Description

Great Dalby is a small village approximately 3 miles south of Melton Mowbray. The Grade Listed Church of St. Swithun is the main focal point for this sort after location, and for those buyers looking for a piece of history, this thatched cottage on Pebble Yard is the perfect village property.

Downstairs, the accommodation is dominated by a cosy living room which forms part of the extension, generous dining room and a country style fitted kitchen. Completing the downstairs is a lobby with access to the garden and a downstairs shower room with WC. There are feature beamed ceilings throughout and from the kitchen, stairs down to the cellar.

Upstairs, there are three bedrooms and a family bathroom. The principal bedroom has views across open countryside.

The property has beamed ceilings throughout and this is the perfect blank canvas to make your own home. For those buyers with young families, there is a village Primary School and if you are looking for a village with a local pub, The Royal Oak is a short stroll away from the property.

Book your tour today on what is sure to prove a popular property with our local office at County Chambers, Melton Mowbray.

### WHAT3WORDS

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**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

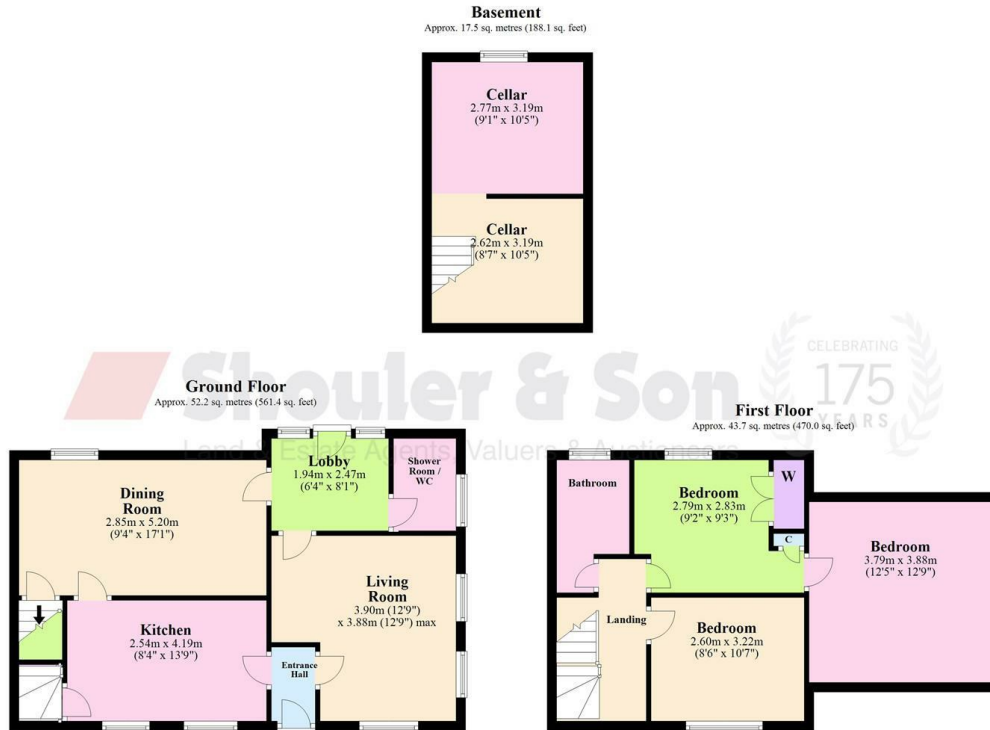
**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.



## Floor Plan



Total area: approx. 113.3 sq. metres (1219.5 sq. feet)

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
102-110	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

Not energy efficient - higher rating recommended

England and Wales EU Directive 2002/91/EC