



50 MAIN STREET

HOBY, MELTON MOWBRAY, LE14 3DT

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Offers in excess of

£535,000

No Chain

ACCOMMODATION

Archway Cottage of Hoby offers a rare opportunity to acquire a spectacular four bedroom period residence which has been sympathetically renovated by the current owners. The property retains many character features such as high beamed ceilings, exposed brickwork to the walls and sash windows whilst also benefitting from modern fixtures and fittings to include two ensuites and a refitted family kitchen.

Archway Cottage is of traditional clay brick construction under a welsh slate roof, the property has been much improved and extended to make for a spacious home which benefits from beautiful original timber sash windows, oil fired central heating and a contemporary kitchen and bathroom suites.

The imposing residence is situated in a prominent location on the high street in the highly regarded and much sought after village of Hoby. The property comprises of entrance hall way, large breakfast kitchen/sitting room, formal dining room, drawing room, WC and front entrance hallway. To the second floor there are three double bedrooms, two of which have ensuites and a family bathroom. To the third floor there is the fourth bedroom offering spectacular views over the surrounding countryside.

All the furniture currently in Archway Cottage is available at separate negotiation.

Local amenities include the well regarded Blue Bell public house and Leicester is 12 miles away and Melton Mowbray town is located 6 miles away.





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.

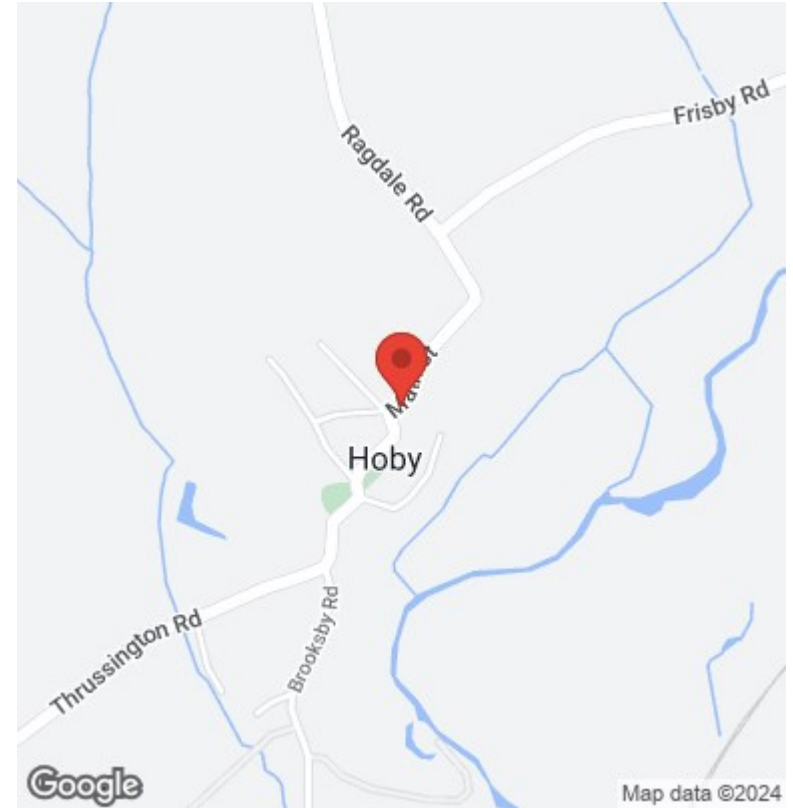
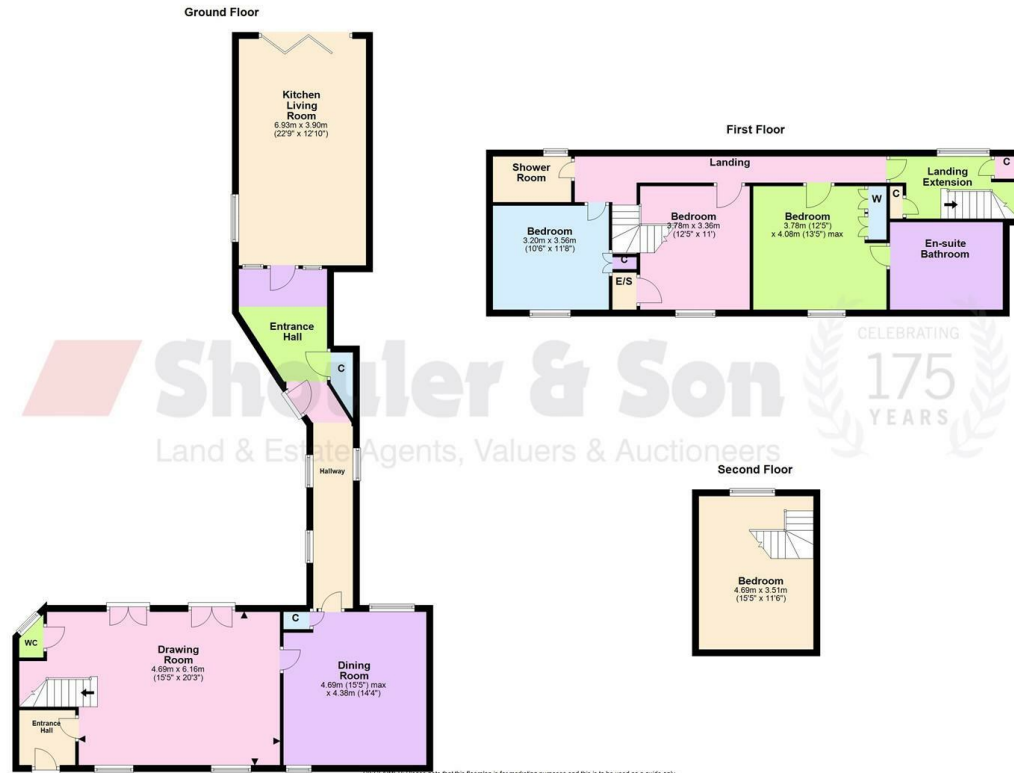
SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

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



Floor Plan



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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

