



**Meadowcourt, 118 Dalby Road, Melton  
Mowbray, LE13 0BJ  
Guide price £1,100,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

**Meadowcourt  
118 Dalby Road  
Melton Mowbray  
LE13 0BJ**

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Meadowcourt of Melton Mowbray offers a rare opportunity to acquire one of the finest early 20th century period residences in Melton Mowbray. Constructed in 1914 of local brick under a clay rosemary tile roof, the property sits at the top of Dalby Hill and would have been nestled within 150 acres of surrounding grounds.





Approached by a gated tree lined driveway, the property is discreetly hidden amongst mature trees and has been painstakingly renovated by the current owners and offers all of the charm of a fine period property retaining many character features to include stained glass and leaded windows, sash windows, high coved ceilings, open fireplaces and wood burning stoves, parquet flooring and original doors, whilst having the added benefit of modern fixtures to the kitchen and bathrooms.

The superb living kitchen has been renovated in a traditional shaker style with quartz worktops, a range oven and integrated appliances. The windows have been renovated to make them more energy efficient without sacrificing the character and integrity of the property and the roof has been partially replaced.

Meadowcourt also has a separate annexe which would be ideal for a dependant relative or teenager, alternatively it could be used as a home office or could be rented out privately. The former coach house is currently utilised as an office/bar however it could easily be converted back to residential use. For the car enthusiast there is also an oak framed barn style four bay garage with storage room above.

Meadowcourt offers extensive accommodation in a one of a kind house located within walking distance to the town centre and offers a discerning owner a chance to own a real piece of Melton history with this unique one of kind property.



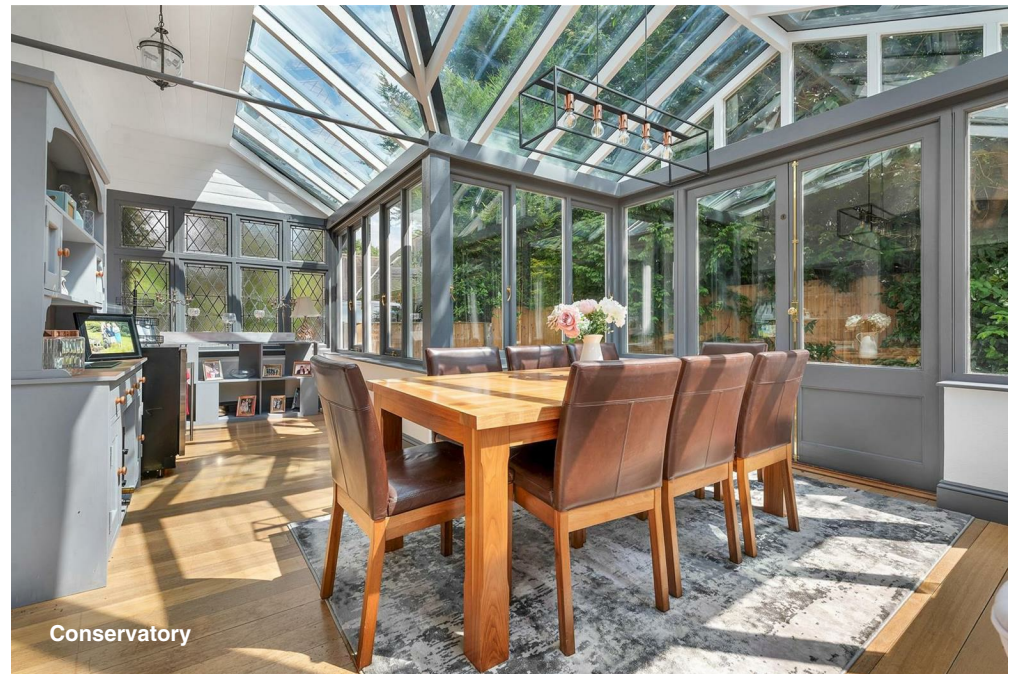
Family/Dining Room



Sitting Room



Lounge



Conservatory



Master Bedroom



Bedroom



Bathroom



Bedroom

**Meadowcroft, 118 Dalby Road, Melton Mowbray**

**Approximate Gross Internal Area**

**Main House = 388 sq.m/4177 sq.ft**

**Garage = 152 sq.m/1641 sq.ft**

**Annexe = 63 sq.m/673 sq.ft**

**Total = 603 sq.m/6491 sq.ft**

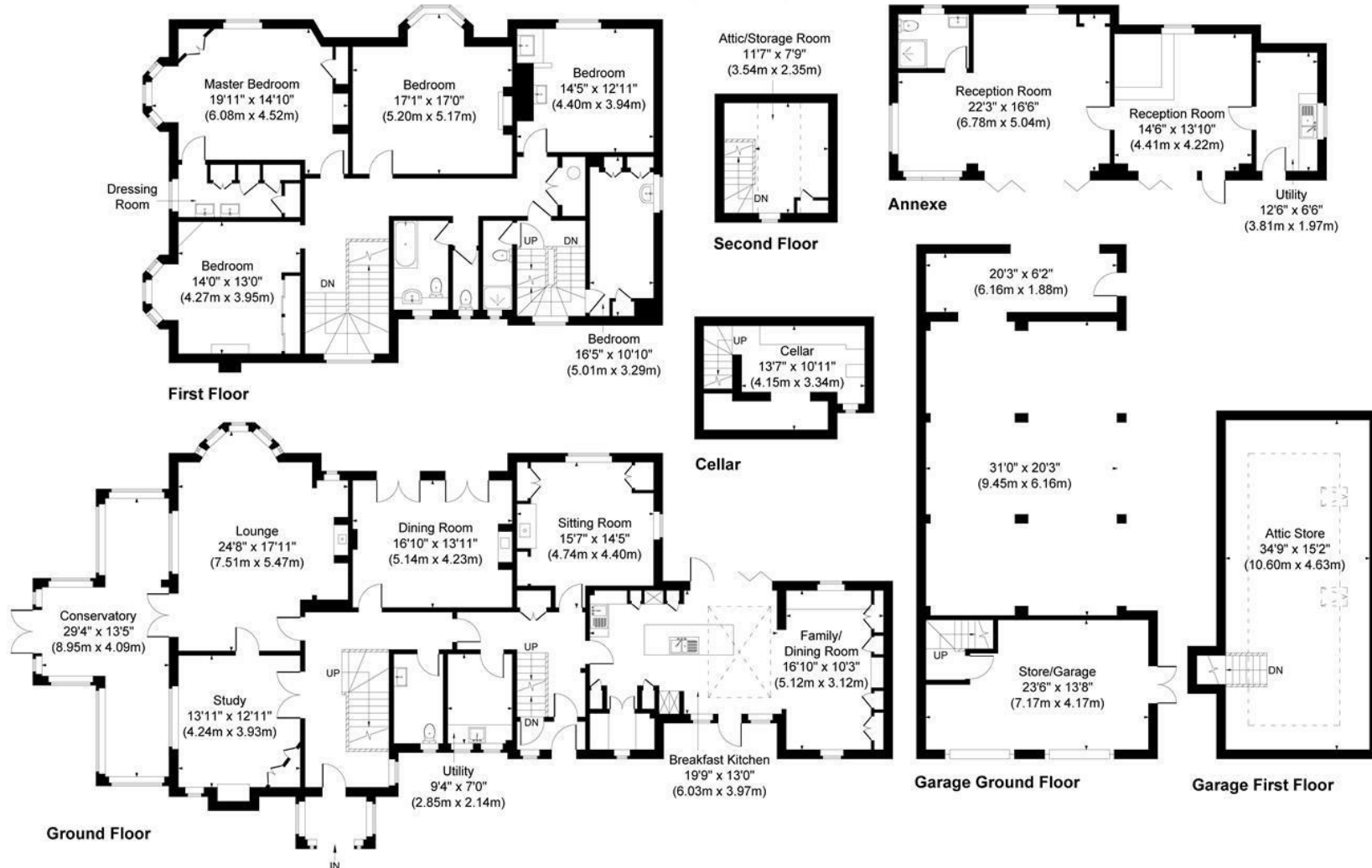


Illustration for identification purposes only, measurements are approximate, not to scale.

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- **SUBSTANTIAL PERIOD RESIDENCE**
- **FIVE BEDROOMS**
- **RENOVATED TO HIGH STANDARD BY CURRENT OWNERS**
- **PARTIAL NEW ROOF**
- **STUNNING 10m x 4.5m REFITTED KITCHEN**
- **NEWLY FIT BATHROOM**
- **REFURBISHED SEALED UNIT DOUBLE GLAZING & STAINED GLASS**
- **RETAINED CHARACTER FEATURES THROUGHOUT**
- **FOUR RECEPTION ROOMS**
- **FOUR BAY CAR PORT & SEPERATE ANNEXE**



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