



**Ivy Cottage Main Street, Goadby Marwood, Melton  
Mowbray, LE14 4LN**

**£900,000**

** Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



**Ivy Cottage Main Street  
Goadby Marwood  
Melton Mowbray  
LE14 4LN**

---

Ivy Cottage in Goadby Marwood is a charming and expansive residence that perfectly marries traditional charm with modern amenities. This property features four bedrooms, a separate annexe, a paddock, two stables, and a ménage, making it an ideal home for a family with equestrian interests.







### **Description**

As you step into Ivy Cottage, you are welcomed by an inviting entrance hall. The ground floor includes a cozy sitting room adorned with period features, such as exposed beams and traditional fireplace, providing a warm and inviting atmosphere for relaxation. Adjacent to the living room is the study with two windows that allow natural light to fill the space, making it perfect for those buyers that work from home. There is also a separate sitting room adding to the versatile nature of the property.

The heart of the home is the well-appointed kitchen, equipped with appliances, ample storage, and a breakfast area for casual dining. Additionally, there is a utility room that offers extra storage and laundry facilities, enhancing the home's practicality.

On the first floor, the principal bedroom is spacious and features ample storage along with an en-suite, creating a private sanctuary. The second bedroom is generously sized and offers lovely views of the property's surroundings. The third bedroom is ideal for a child or guest, while the fourth bedroom is again, versatile in use. The family bathroom on this floor is fitted with a matching suite to include panel enclosed bath, WC and wash hand basin.



The separate annexe is a wonderful feature of Ivy Cottage. It includes an open-plan living area with a kitchenette, a comfortable bedroom, and a modern bathroom, making it perfect for guests or extended family members who require independent living space. It could also be used to generate further income. Outside, Ivy Cottage truly shines with its equestrian facilities. The property boasts a well-maintained paddock, two stables, and a ménage, providing excellent amenities for horse enthusiasts. The garden offers a serene outdoor space for relaxation and entertainment, while ample parking space is available for multiple vehicles. There is a garage / workshop for those classic car enthusiasts.

Located in the picturesque village of Goadby Marwood, Ivy Cottage enjoys a peaceful rural setting with countryside walks. The village itself offers a tight-knit community atmosphere while being conveniently close to nearby towns and amenities.

In summary, Ivy Cottage is an enchanting blend of traditional charm and modern comfort, ideal for families and equestrian enthusiasts alike. With its four bedrooms, separate annexe, paddock, two stables, and ménage, it offers versatile living spaces and excellent equestrian facilities, all set in a tranquil and picturesque location.







Kitchen



Living room



Sitting Room



Study





Bedroom



Bathroom



Bedroom



Bedroom



Ivy Cottage, 3 Kemps Lane, Goadby Marwood

Approximate Gross Internal Area

Main House = 158 sq.m/1701 sq.ft

Annexe = 40 sq.m/425 sq.ft

Outbuilding = 24 sq.m/255 sq.ft

Garage = 57 sq.m/611 sq.ft

Total = 279 sq.m/2992 sq.ft

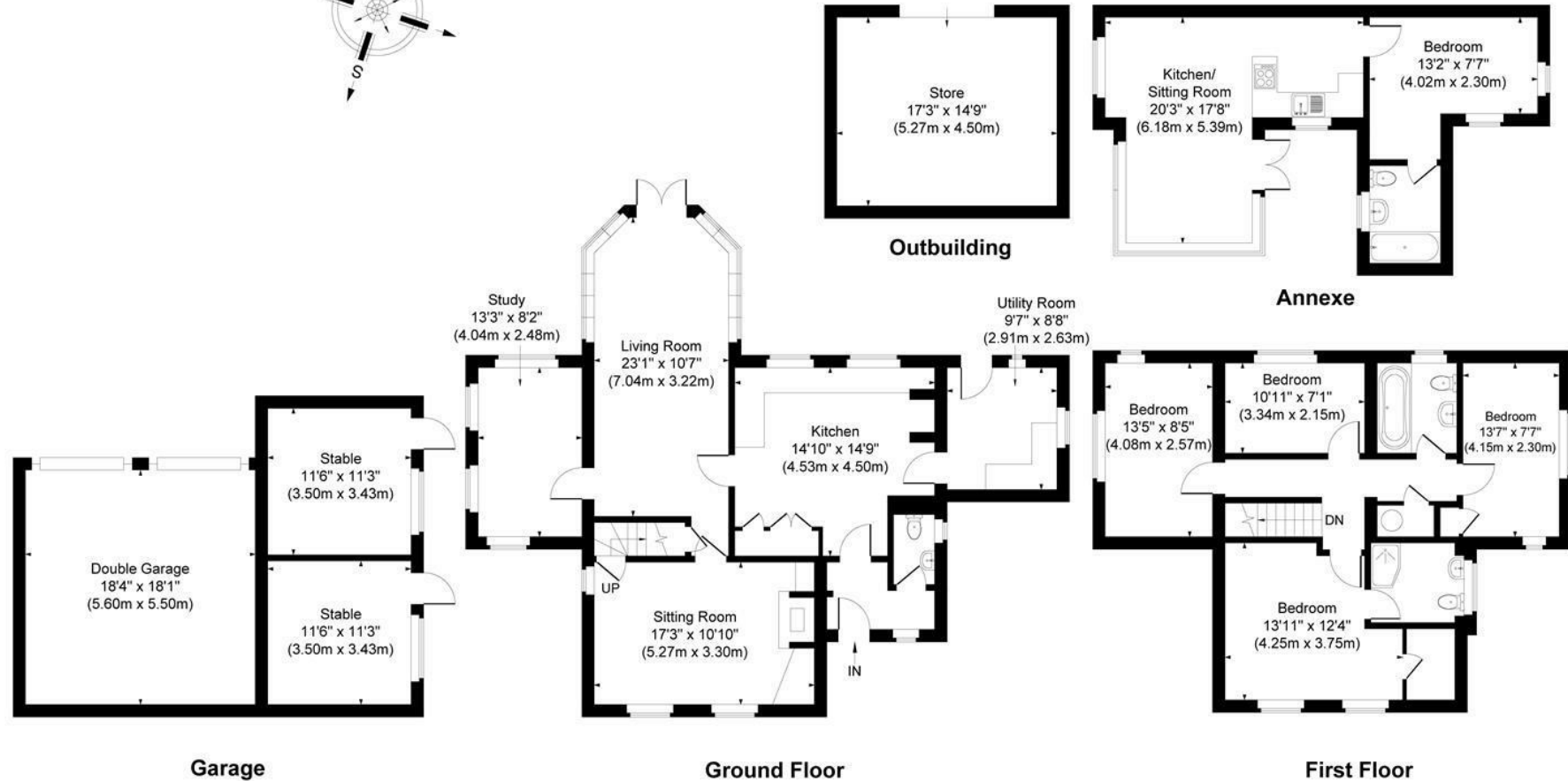
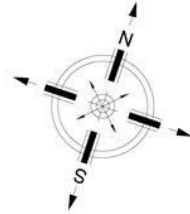
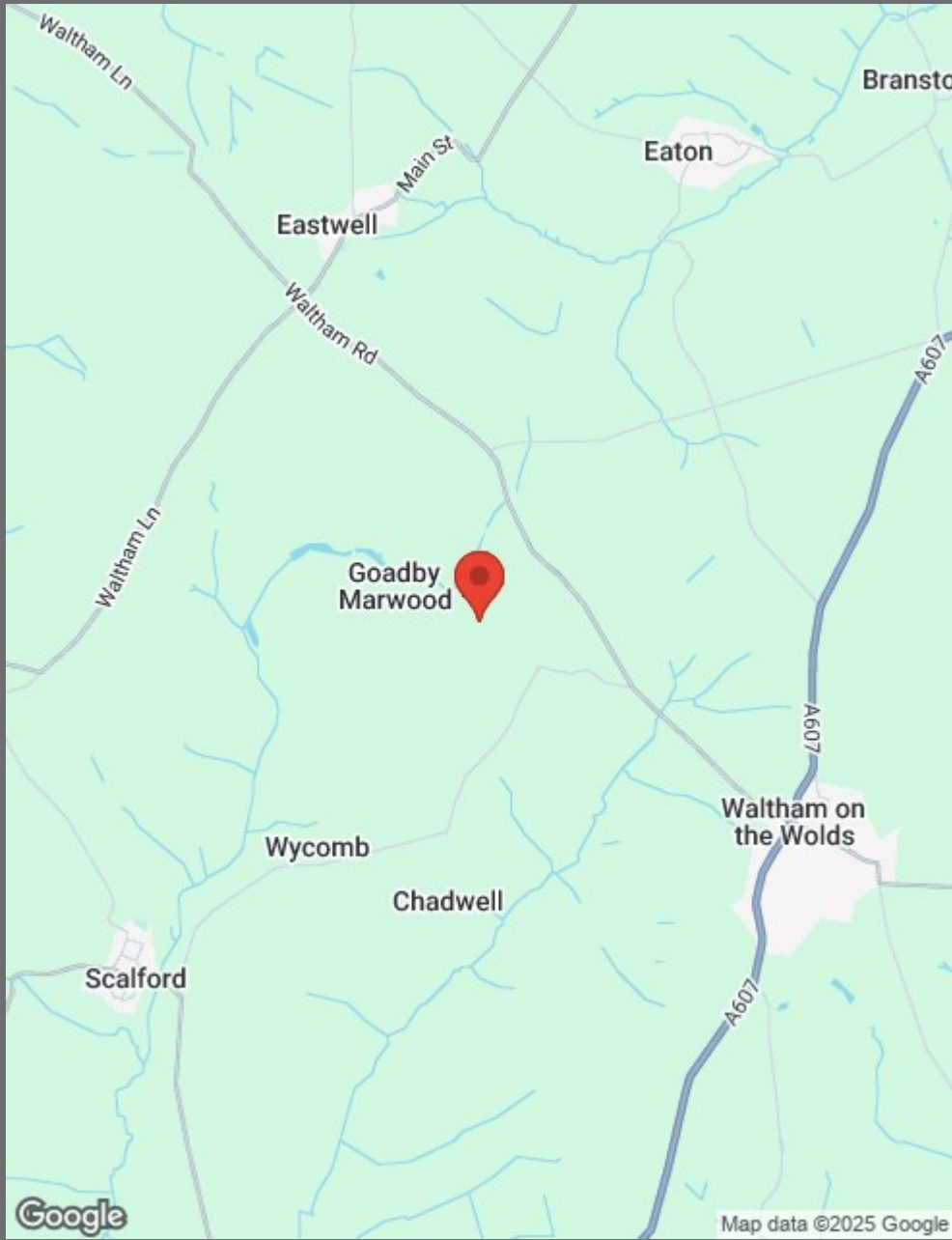


Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2024









Annexe Kitchen



Annexe Sitting Room

- Village Location
- Family Home with Equestrian Facilities
- Four Bedrooms
- Separate Self Contained Annexe
- Versatile Living Space
- Double Garage



Annexe Bedroom



somewhere.bumps.feel





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

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[housesales@shoulers.co.uk](mailto:housesales@shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

  
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.