

JAMES  
SELICKS

FORGE MEWS

BELL LANE, BURTON OVERY,  
LEICESTERSHIRE, LE8 9DB

GUIDE PRICE: £345,000



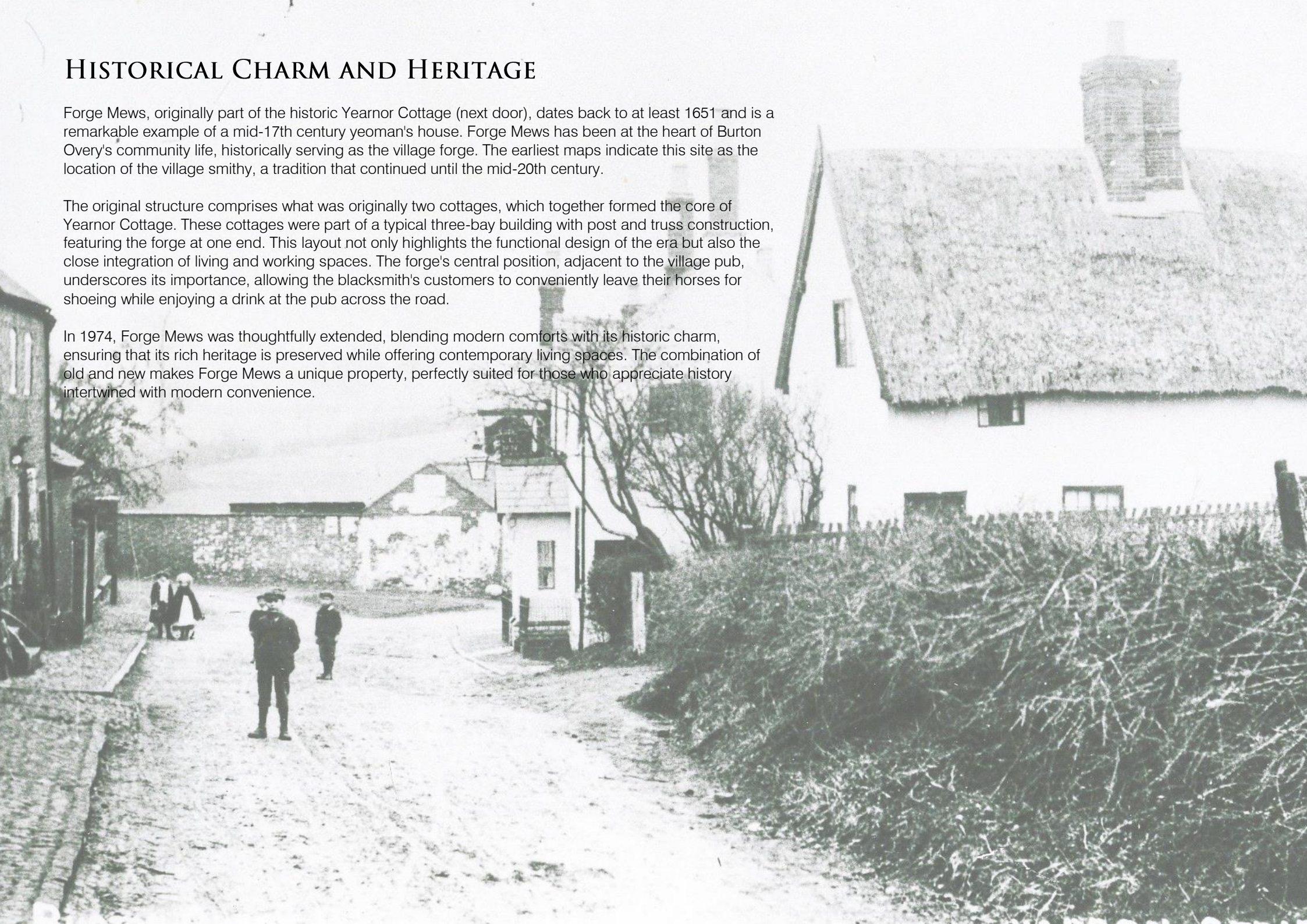


## HISTORICAL CHARM AND HERITAGE

Forge Mews, originally part of the historic Yearnor Cottage (next door), dates back to at least 1651 and is a remarkable example of a mid-17th century yeoman's house. Forge Mews has been at the heart of Burton Overy's community life, historically serving as the village forge. The earliest maps indicate this site as the location of the village smithy, a tradition that continued until the mid-20th century.

The original structure comprises what was originally two cottages, which together formed the core of Yearnor Cottage. These cottages were part of a typical three-bay building with post and truss construction, featuring the forge at one end. This layout not only highlights the functional design of the era but also the close integration of living and working spaces. The forge's central position, adjacent to the village pub, underscores its importance, allowing the blacksmith's customers to conveniently leave their horses for shoeing while enjoying a drink at the pub across the road.

In 1974, Forge Mews was thoughtfully extended, blending modern comforts with its historic charm, ensuring that its rich heritage is preserved while offering contemporary living spaces. The combination of old and new makes Forge Mews a unique property, perfectly suited for those who appreciate history intertwined with modern convenience.





A most unique three-bedroom cottage steeped in history, which has undergone a recent refurbishment program to include new bathroom suites, flooring and redecoration throughout. All which remains to be updated is the kitchen upgrade by the new owners, if desired. This beautiful property also boasts attractive south facing rear gardens. Offered for sale with no upward chain.

Fantastic period property • Super prime conservation village location • Recently upgraded • Entrance hall • Open plan living dining kitchen • Two bedrooms • Refitted shower room • Master bedroom with ensuite shower room off • Storage • Beautiful south facing rear gardens • No upward chain • Planning permission

#### Accommodation

Forge Mews is entered via an entrance porch, which has a glazed and wooden front door which gives access to the entrance hall which has a part glazed door, spotlights and quarry tiled flooring. The ground floor bedroom (which could be used as a reception room) has a wood framed double glazed window to the front elevation, built-in meter cupboard and beautiful wood flooring. The ensuite to this room has a shower cubicle with Triton shower, a wash hand basin with cupboard under, low flush WC and a heated chrome towel rail.

A rear lobby has the stairs to the first-floor landing with an understairs storage cupboard beneath, which houses the washing machine. There is a stable door which gives access to the rear garden, and a large window to the side elevation. In addition, there is a large store, with access out to the rear garden.

Stairs rise to the first floor, and the landing has a built-in storage cupboard and shelving, this then leads into the living accommodation. The sitting room has double glazed French doors and windows to the rear elevation and a further window to the side elevation. This is open to the kitchen which has a range of eye and base level units and drawers with worktops over, a one and a quarter sink and drainer unit, an electric cooker with electric hob and an extractor unit over. There are tiled splashbacks and a tiled floor.

Off the first-floor landing are further steps which lead to the first floor and bedroom accommodation. Both bedroom one and bedroom two have windows to the front elevation. A superbly refitted shower room has a double shower cubicle with rainforest shower head and personal shower head, a low flush WC, pedestal wash hand basin with cupboard under, heated chrome towel rail, two uPVC double glazed windows to the rear elevation, contemporary subway tiling to the walls and a beautiful wooden floor.

#### Outside

Accessed off the living area is a beautiful south facing garden with a patio entertaining area and shaped lawns. The garden boasts attractive and well stocked mature herbaceous borders which flank the shaped lawn which leads to the end of the garden where there is a further patio entertaining area and a compost area. The garden has fenced and walled boundaries.

#### Planning Permission

The property benefits from a planning consent. The only part of the planning consent not completed is the erection of the new conservatory. The planning reference is 23/01710/FUL, and details can be found on [Harborough District Councils planning portal](#). The planning documents are also available on request.





### Location

This picturesque south Leicestershire conservation village is without doubt one of the most sought-after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors.

Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic. The village itself has a popular dairy for milk, bread and cakes, and an active church congregation, a well-liked public house and a village hall. The nearby village of Great Glen provides local amenities catering for all day-to-day needs.

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the area. A widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.

Shopping and supermarket facilities are available in the city of Leicester some seven miles to the north, Oadby, Fosse Park and the thriving town of Market Harborough. For the commuter, Market Harborough has mainline rail services to London St Pancras in under an hour with its new Eurostar link, and the M1 is accessible at junction 21.













# Bell Lane, Burton Overy, Leicester, LE8

Approximate Area = 940 sq ft / 87.3 sq m

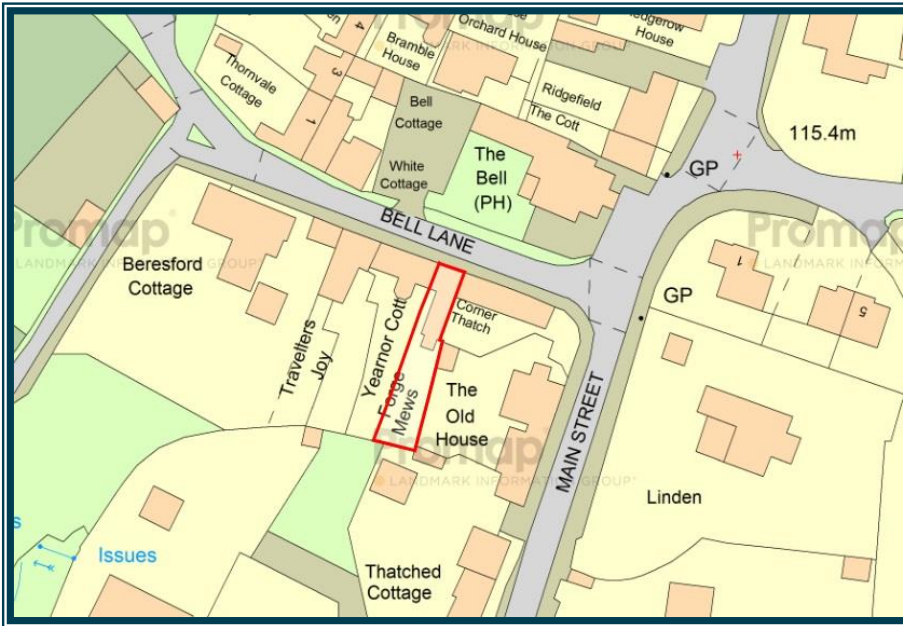
Storage = 72 sq ft / 6.6 sq m

Total = 1012 sq ft / 93.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1166226



Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes. Burton Overy.

Tax Band: B

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conserv

Services: The property is offered to the market with all mains water and drainage and electric hea

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: No modifications

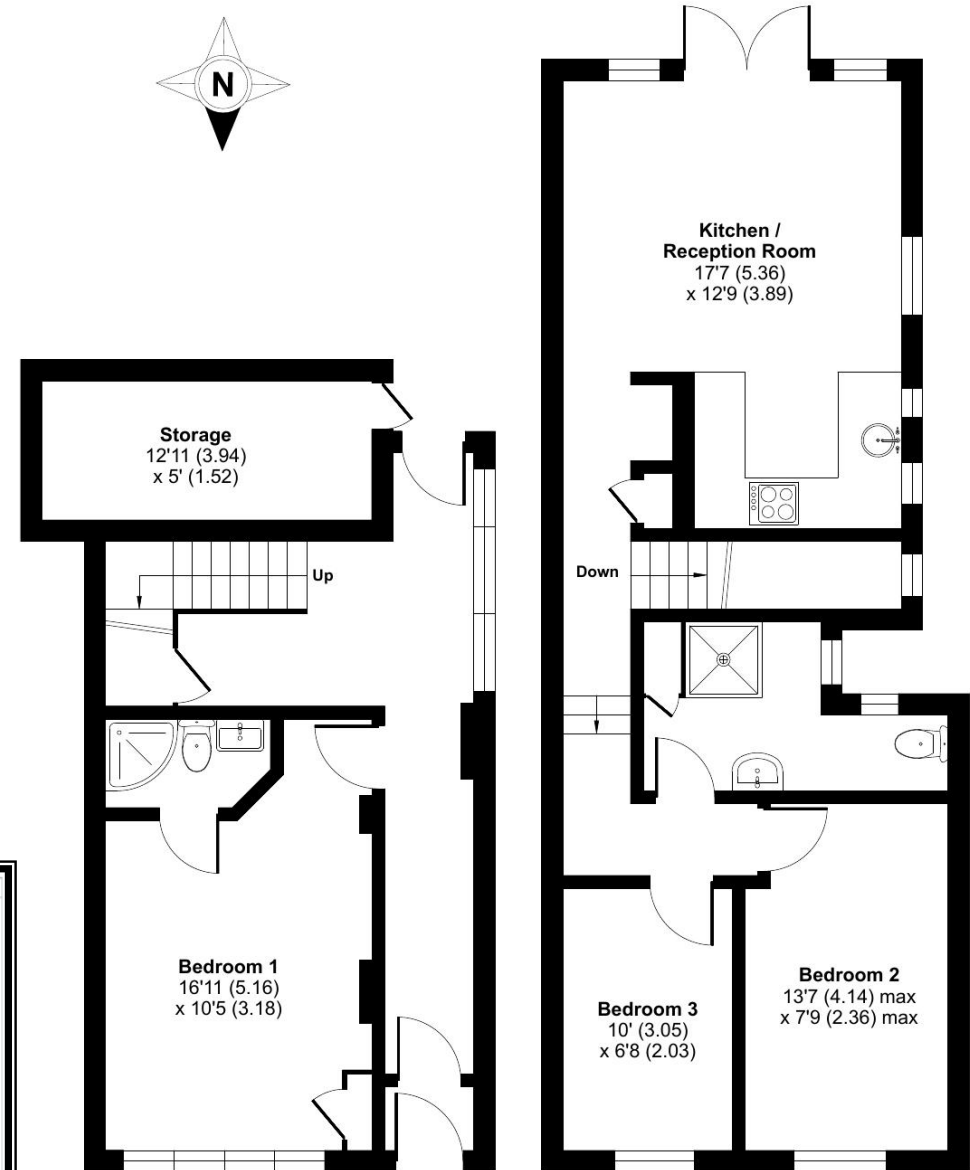
Cladding: None

Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE8 9DB and house name Forge Mews.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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FIRST FLOOR



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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