



The Cottage

3 The Green | Stonesby | Melton Mowbray | Leicestershire | LE14

FINE & **COUNTRY**

KEY FEATURES

- *A Refurbished Quality Property with Character and Style*
- *Edge of Village Location with Attractive, Far-Reaching Views*
- *Entrance Hallway, Day Room or Ground Floor Bedroom and WC*
- *Reception Room, Garden Room, Sitting Room / Snug and Study*
- *Kitchen Opening Onto Dining and Family Room, Utility Room*
- *4 Double Bedrooms, 2 En Suites, a Dressings Room and a Family Bathroom*
- *A Detached Barn With Planning Permission for a Two-Bedroom Holiday Let*
- *Mature Garden with Large Lawns, Orchard and Terrace Area to the Rear*
- *Total Plot is Approximately 0.7 Acre (Subject to Measured Survey)*
- *Located Between Grantham, Melton Mowbray and Stamford*
- *Total Accommodation Extends to Approximately 2276 Sq.Ft.*





An attractive, stone and brick house dates to over 200 years old but has been extended and modernised in recent times to provide a beautiful blend of the old and new. Tucked away in the lovely little conservation village of Stonesby at the end of a long private driveway, the light and spacious property enjoys a fabulous connection with the verdant, well-kept garden and has wonderful views of the surrounding undulating countryside.

The substantial four bedroom house is misleading in its name, The Cottage, due to the amount of space inside. Presented in excellent order, it provides four reception rooms downstairs in addition to a superb triple aspect open plan kitchen dining living room, its orangery extension having two sets of French doors onto the garden. The design and layout creates an easy flow between rooms with natural light flooding in from all aspects which, in turn, generates a welcoming atmosphere and great sense of space.









“It was the idyllic location that drew us to The Cottage in the first place whilst the house itself is quite unique with lots of character,” says the owner. “There are some original beams and exposed brickwork, a cosy wood-burner and also an open grate fireplace. Yet over the past fifteen to twenty years it has had a conservatory and an orangery added to enlarge the footprint plus an extension to create a guest bedroom suite upstairs and a utility room downstairs. However, to create the living space we wanted, it did need further work, so we started by knocking a wall down and adding a new contemporary kitchen 3 years ago. It now provides plenty of well-designed storage, a fitted dishwasher, concealed double bins, three multi-function Neff ovens, including a microwave and steam oven, all of which have optional Wi-Fi control and a top of the range Neff 5 area Induction hob with touch control and matching down-extractor. We also added new flooring, totally refurbished the cloakroom, added a glass and oak staircase, new carpets upstairs, new fitted wardrobes and remote controlled blinds in the orangery.”

The four generous double bedrooms are all upstairs, the largest which faces east at the front and over the garden to the south benefits an en suite shower, another, currently used as a guest suite, has a Juliette balcony over the fields to the west and is next to a sizeable dressing room leading to an en suite shower. The fully fitted family bathroom sits in between. Storage is not an issue with copious amounts of built-in wardrobes.







Outside, a brick outbuilding at the entrance to the property contains a double garage and a former stable leading to a workshop with a storage room above. The generous gravel drive provides parking for several vehicles and the private garden bordered by majestic trees and intersected with gravel paths is enchanting with sunny sweeping lawns, shady wooded areas and a south and west facing patio overlooking fields beside the orangery for dining and relaxing in the sun.

“We have thoroughly enjoyed our time at The Cottage and have made lots of happy memories,” enthuses the owner. “A few highlights worth a mention are the beautiful sunsets from the orangery, watching the lambs in the adjacent fields every spring, having big family barbecues every summer in the lovely private gardens, enjoying long peaceful morning walks straight from the doorstep with our Labrador and appreciating the cosy warmth of the wood-burner and open fire during the winter.”





The location is ideal if wishing for a country lifestyle yet being within comfortable reach of towns and cities. Melton Mowbray is a 15 minute drive away, Grantham 20 minutes where fast trains to London take around an hour, Stamford less than half an hour and Nottingham and Leicester 40 minutes. The A1 is also only about 12 minutes to the east.

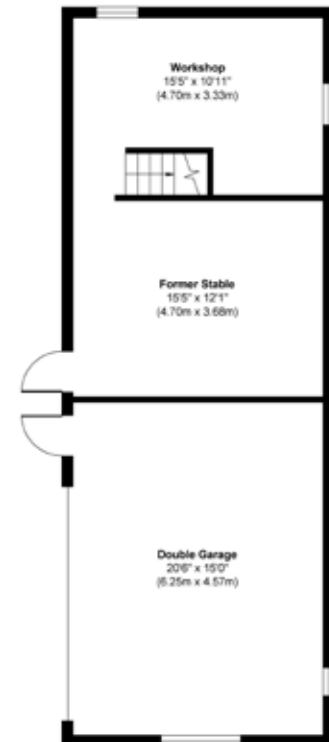
Stonesby just has a church but only a few minutes' drive west is the larger village of Waltham on the Wolds which has an Ofsted rated Good C of E primary school, The Welby Medical Practice, a delicatessen, a pub, The Royal Horseshoes Inn which serves food, and a village hall. Secondary education can be found at both Melton Mowbray, with Long Field Academy rated Good by Ofsted, and, slightly further, in Grantham, its

grammar schools rated Outstanding. Melton Mowbray is a pretty, riverside town synonymous with pork pies, and is a major producer of Stilton cheese. Its train station provides services to London, Birmingham and Stansted Airport.

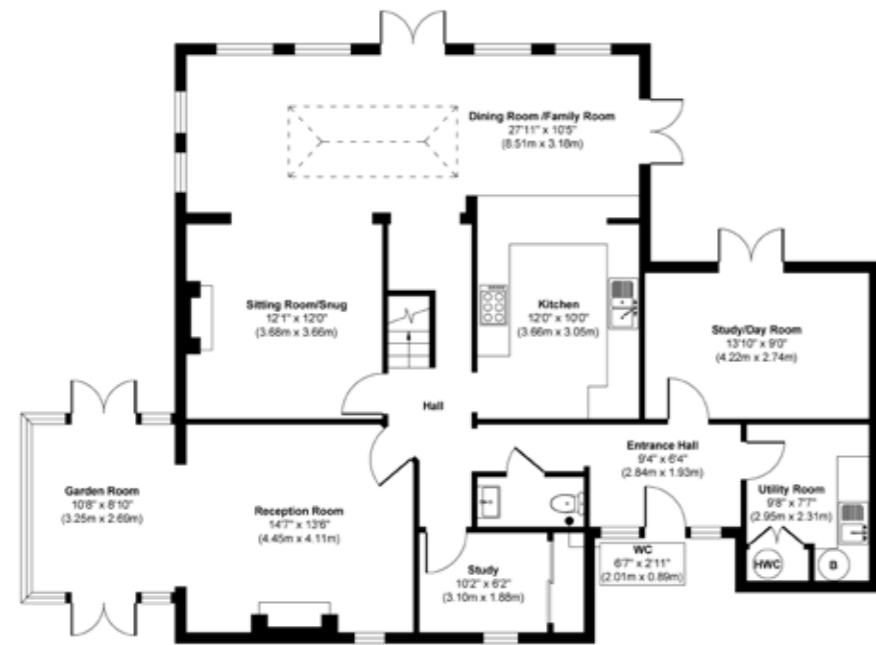




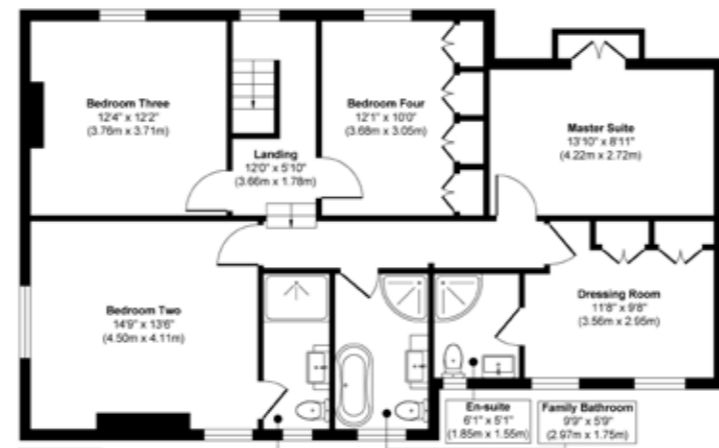
Garage First Floor
Approximate Floor Area
158 sq. ft.
(15.60 sq. m)



Garage Ground Floor
Approximate Floor Area
672 sq. ft.
(62.50 sq. m)



Ground Floor
Approximate Floor Area
1316 sq. ft.
(122.26 sq. m)



En-suite
9'8" x 3'11"
(2.95m x 1.19m)

First Floor
Approximate Floor Area
960 sq. ft.
(89.18 sq. m)

Approx. Gross Internal Floor Area
Main House = 2276 sq. ft / 211.44 sq. m
Outbuilding = 840 sq. ft / 78.10 sq. m
Total = 3116 sq. ft / 289.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: Melton Borough Council

SERVICES: Mains Water, Electricity and Drainage, Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: G

DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Rutland Country Properties. Registered in England and Wales No. 11897195
 Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE
 Copyright © 2024 Fine & Country Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.





Fine & Country
Tel: +44 (0) 1780 750 200
stamford@fineandcountry.com
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

