



**Yew Tree Cottage, 23 Church Lane,  
Stathern, Leicestershire., LE14 4HB**

**Offers Around £499,000**

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We have pleasure in offering to the market this unique characterful period cottage which offers a deceptive level of accommodation, having been thoughtfully extended and reconfigured offering the wealth of character and features expected with a property of it's period but combined with the benefits of contemporary living.

The property boasts a versatile level of accommodation over two floors providing up to four reception areas, each offering their own individuality. A large dining kitchen flooded with light benefits from windows to two elevations, having part pitched ceiling with inset sky lights, and is well appointed with a generous range of units together with a complementing central island unit creating a fantastic every day living space. In addition a ground floor cloakroom leads off a hallway with staircase with half landing rising to a first floor landing above, with attractive part pitched ceiling and access to four double bedrooms, the master of which is particularly generous, offering large walk in wardrobe and ensuite facilities with separate family bathroom.

In addition the property benefits from UPVC double glazed windows, gas central heating, neutral decoration throughout and occupies a pleasant corner plot with off road parking and useful attached store to the front while to the rear an attractive landscaped enclosed garden with central lawn and paved terraces provides a pleasant outdoor space which links, via bifold doors, back into the main living room.

The property is situated within this well regarded Vale of Belvoir village in an attractive position close to the village church and within walking distance of the heart of the village.

Overall this is a really interesting, individual period home large enough to accommodate growing families but would appeal to a wide audience whether it be professional couples or those downsizing from larger dwellings looking for an interesting cottage within an attractive village setting.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

## STATHERN

Stathern is a thriving village community with local facilities including a highly regarded primary school, local shop, garage, village hall and public house. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO INITIAL:

## ENTRANCE HALL

13'4" into stairwell x 5'8" (4.06m into stairwell x 1.73m)



A pleasant initial entrance vestibule having stair case with half landing rising to the first floor with useful under stair storage cupboard beneath, central heating radiator, wood effect flooring and double glazed window to the front.

FURTHER STRIPPED PINE DOORS LEADING TO:

## GROUND FLOOR CLOAKROOM

6'9" x 2'11" (2.06m x 0.89m)

Having contemporary suite comprising WC with concealed cistern, vanity unit with inset washbasin and chrome mixer tap, tiled splash backs with tumbled marble mosaic border over, cloaks hanging space and double glazed window.

## SNUG

14'9" x 10'6" (4.50m x 3.20m)



A versatile reception which links through into both dining and sitting rooms and provides pleasant central reception space the focal point of which is chimney breast with attractive inset solid fuel stove, ornate fire surround with arched shelved alcoves to the side, raised quarry tile hearth, a continuation of wood effect flooring and central beam.

Glazed double doors leading through into:





### SITTING ROOM

10'11" x 16'7" (3.33m x 5.05m)



A light and airy reception benefitting from access out into rear garden with bifold, double glazed doors flooding this area with light having deep skirting, inset downlighters to the ceiling, central heating radiator and wooden flooring.

Further double doors leading through into:

### FAMILY ROOM

11'9" x 11'8" (3.58m x 3.56m)



Again a versatile reception space which links through into the formal dining area with pleasant aspect into the rear garden having inset downlighters to the ceiling, continuation of wood effect flooring, central heating radiator and double glazed windows to both side and rear.

An open doorway leads through into:



### DINING ROOM

16'2" x 11'8" (4.93m x 3.56m)



A well proportioned central reception ideal as formal dining lying adjacent to the kitchen having attractive central beam to the ceiling, two central heating radiators, deep skirting, continuation of wood effect flooring and two double glazed windows to the side.

A further stripped pine door gives access to:





## BREAKFAST KITCHEN

18'4" x 15'2" (5.59m x 4.62m)



A well proportioned light and airy space which has been reconfigured and extended from the original layout benefitting from double glazed windows to two elevations as well as attractive part pitched ceiling with inset conservation sky lights flooding the reception area with space. The kitchen is well appointed with a generous range of contemporary wall, base and drawer units with brush metal fittings, glazed display cabinets, several runs of square edged preparation surfaces one with inset stainless steel sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances including fridge/freezer and under counter washer dryer; space for free standing gas or electric range and plumbing for dishwasher.; a central island unit provides additional useful storage as well as large working surface with breakfast bar providing informal dining; further space for separate dining or breakfast table, two central heating radiators, tiled floor and inset downlighters to the ceiling.

RETURNING TO THE INITIAL ENTRANCE HALL:



## FIRST FLOOR LANDING

A staircase with half landing rises to the first to an L-shaped landing with spindle balustrade, central heating radiator, attractive part pitched ceiling and high level double glazed window to the front.

Further doors lead through to:

## BEDROOM 1

18'5" x 12'7" (5.61m x 3.84m)



A well proportioned double bedroom benefitting from ensuite facilities as well as a large walk in wardrobe measuring 11'3" x 4'4" providing an excellent level of storage having hanging rails, drawer units and inset downlighters to the ceiling. The main bedroom having attractive design with double glazed dormer window and inset sky light with aspect into the rear garden, useful shelved alcove pre wired in preparation for a wall mounted television and two central heating radiators.

Further stripped pine door leads through into:

### ENSUITE SHOWER ROOM

7'4" x 4'8" (2.24m x 1.42m)



Having contemporary suite comprising quadrant shower enclosure with curved sliding double doors, wall mounted chrome shower mixer with both independent handset and rainwater rose over, vanity unit with WC with concealed cistern with vanity surface over and inset washbasin with chrome mixer tap, fully tiled wall with mosaic border inlay, contemporary towel radiator and inset conservation sky light to the ceiling.

### BEDROOM 2

11'11" x 11'9" (3.63m x 3.58m)



A further double bedroom having aspect into the rear garden with inset downlighters to the ceiling, central heating radiator and double glazed window,.

FROM THE MAIN L-SHAPED LANDING AND OPEN DOORWAY LEADS THROUGH INTO A FURTHER LANDING GIVING ACCESS TO:

### BEDROOM 3

15'2" x 11' (4.62m x 3.35m)



A well proportioned double bedroom having pleasant dual aspect with double glazed windows to the side and front flooding this room with light, attractive part pitched ceiling, integrated study area with built in drawer units and central heating radiator.



#### BEDROOM 4

11'8" x 8'5" (3.56m x 2.57m)



A further double bedroom having aspect to the side with shelved alcove, central heating radiator and double glazed window.

#### BATHROOM

8' x 7'9" (2.44m x 2.36m)



A well proportioned family bathroom having suite comprising corner spa bath with chrome mixer tap with

integrated shower handset, quadrant shower enclosure with curved sliding double doors, wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin, tiled splash backs with glass mosaic border, part pitched ceiling, contemporary towel radiator and double glazed window to the side..

#### EXTERIOR



The property occupies a pleasant position tucked away down an established lane on a pleasant corner plot. To the fore of the property access is off an initial shared private driveway leading to a block set parking area, paved steps and terrace to the front which gives access to the main entrance. The rear of the property is a delightful, enclosed, established garden bordered by brick walls and fencing having central lawn with block set edging, paved terraces with well stocked perimeter borders with established trees and shrubs and useful timber storage shed.







### **COUNCIL TAX BAND**

Melton Borough Council - Band E

### **TENURE**

Freehold

### **ADDITIONAL NOTE**

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The initial driveway is shared with the neighbouring property for access.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

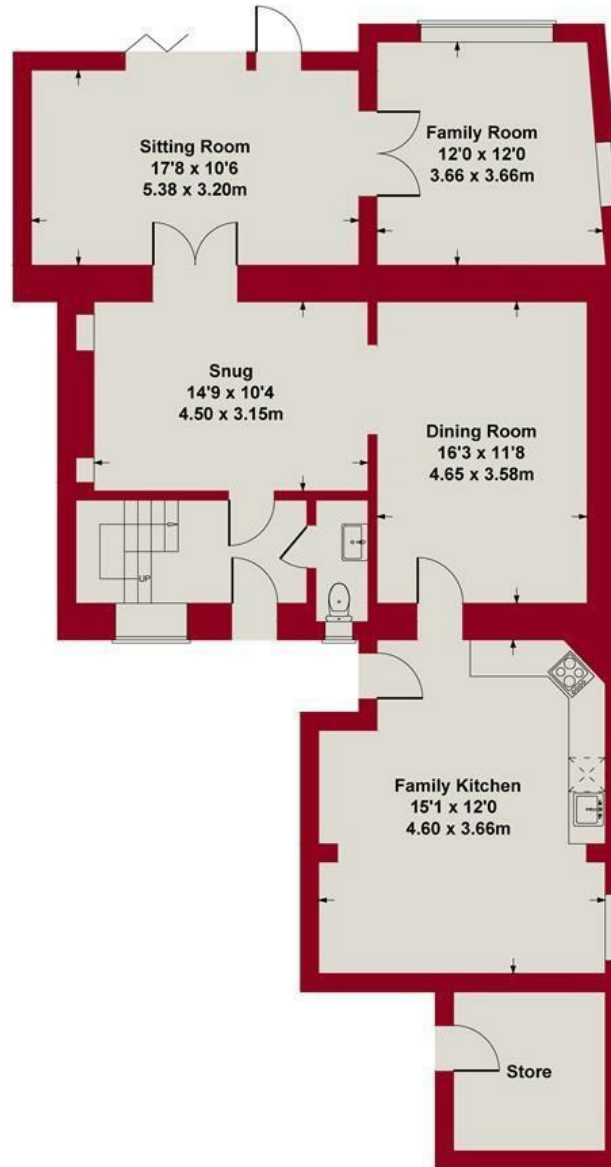
Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area  
2207 sq ft - 205 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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 this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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