



Mallard Cottage, 22 Main Street, Redmile,
Leicestershire, NG13 0GA

Offers Over £450,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this really interesting Grade II listed, character conversion forming one of a handful of individual dwellings converted from the former Peacock Inn, which was understood to date back to the 1700's. The Cottage were converted in 2019 to a high specification and has been well maintained by the current Vendor ever since.

This deceptive home offers around 1,530 sq.ft. of internal accommodation spanning two floors and retaining much of its original character and features, many rooms affording exposed beams and internal brick and stonework, with an attractive fireplace to the main sitting room. This has been combined with the benefits of contemporary living with underfloor heating to the ground floor, attractive oak internal doors, double glazed cottage style windows, relatively neutral decoration and contemporary fixtures and fittings.

The accommodation comprises an initial entrance hall which leads through into a spacious open plan living/dining kitchen beautifully appointed with a generous range of units and integrated appliances and stone preparation surfaces. This room is large enough to accommodate both living and dining areas and will undoubtedly become the hub of the home, affording windows to three elevations, access out into the courtyard garden and linking through into a delightful sitting with a wealth of character having an attractive solid fuel stove and many features. In addition there is also a useful cloak room to the ground floor.

To the first floor there are three double bedrooms, the main room affording ensuite facilities, with separate bath/shower room.

As well as the main accommodation the property also benefits from a large outdoor space, formerly the pot washing room, which has been creatively converted into a generous double garage, utility room and home office, creating a versatile space accessed off the courtyard area making it ideal for today's way of working, being tucked away from the main accommodation to provide a productive work space.

As well as the internal accommodation the property occupies a pleasant landscaped but easily maintained and manageable outdoor space with paved seating areas enclosed to all sides. In addition the property is also positioned within very close proximity to open countryside walks and the Grantham canal.

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

REDMILE

Amenities in Redmile include a public house/restaurant and well regarded village school. The Engine Yard up at Belvoir Castle offers a selection of small independent shops, cafe etc. Additional amenities are available in the nearby village of Bottesford including secondary school, range of local shops, doctors and dentists and railway station with links to Nottingham and Grantham. The village is surrounded by the undulating countryside of the Vale of Belvoir and for commuting the village is ideally placed being approximately 15 minutes drive from Grantham station where a high speed train to Kings Cross takes just over an hour. The village is also convenient for access to the A52 and A46 providing good road links to Nottingham and Leicester, the A1 and M1.

AN ATTRACTIVE COMPOSITE COTTAGE STYLE ENTRANCE DOOR FINISHED IN HERITAGE COLOURS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

8'9" x 5'9" (2.67m x 1.75m)



Having an attractive Travertine style tiled floor, deep skirtings, staircase rising to the first floor landing, double window and single French door leading out into the rear courtyard garden.

A further engineered oak internal door leads through into:

OPEN PLAN L SHAPED LIVING/DINING KITCHEN

28' max x 19'4" max (8.53m max x 5.89m max)



A stunning, well proportioned, open plan everyday living/entertaining space large enough to accommodate

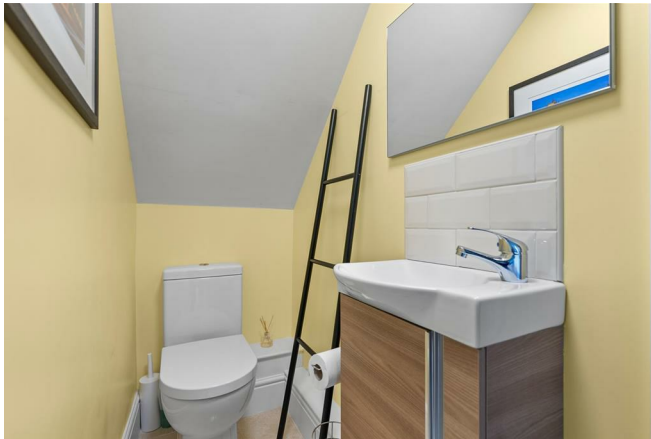
both a living and dining area, benefitting from windows to three elevations including French doors leading out into a courtyard garden. The initial reception area is large enough to accommodate a large dining table having attractive period style panelling and exposed beams to the ceiling and opens out into a tastefully appointed kitchen fitted with a generous range of Shaker style wall, base and drawer units with marble preparation surfaces including a central island unit which creates a fantastic working area, having under mounted ceramic sink with chrome swan neck mixer tap, space for free standing range with chimney hood over, exposed beams to the ceiling, continuation of the Travertine tiled flooring, double glazed windows to both the front and rear, French doors leading out from the living area of the kitchen into the courtyard garden and a further door leading to:





GROUND FLOOR CLOAK ROOM

5'6" x 2'9" (1.68m x 0.84m)



Having a contemporary two piece white suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap and metro style tiled splash backs and continuation of the Travertine tiled flooring.

RETURNING TO THE LIVING AREA OF THE KITCHEN A FURTHER OPEN DOORWAY LEADS THROUGH INTO:

SITTING ROOM

19'7" x 11'3" (5.97m x 3.43m)



A delightful space offering a wealth of character and features, having heavily beamed ceiling and exposed internal stonework as well as attractive exposed brick back fireplace with inset solid fuel stove, slate hearth and timber mantel above. The room having a dual aspect with double glazed window to the front and French doors into the courtyard garden at the rear and continuation of the Travertine tiled flooring.



RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having built in shelved airing cupboard which also houses the pressurised hot water system and gas central heating boiler, exposed beam to the ceiling, access to loft space above, electric heater, double glazed window to the side and further doors leading to:

BEDROOM 1

13'9" x 11'10" (4.19m x 3.61m)



A well proportioned double bedroom benefitting from ensuite facilities, having a dual aspect with double glazed windows to the front and rear, attractive deep skirtings, exposed beam to the ceiling, useful alcove measuring 4' x 4' ideal for free standing furniture, central heating radiator and further door leading through into:



ENSUITE SHOWER ROOM

8'2" x 3'11" (2.49m x 1.19m)



Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin with chrome swan neck mixer tap, contemporary towel radiator and obscured double glazed window.

BEDROOM 3

12'6" x 11'4" max (3.81m x 3.45m max)



An L shaped double bedroom having aspect to the front, useful built in wardrobe with attractive reclaimed pine door with brass furniture, deep skirting, exposed beam to the ceiling, central heating radiator and double glazed window.



INNER LANDING

5'5" x 4' (1.65m x 1.22m)



Giving access to Bedroom 2 and the main bathroom with interconnecting door separating it from the majority of the first floor, potentially allowing this to be utilised as the master suite, having over stairs cupboard, deep skirtings and further doors leading to:



BEDROOM 2

12'5" x 14'6" (3.78m x 4.42m)



A generous double bedroom which benefits from dual aspect having double glazed window to the front and side, central heating radiator, exposed beam to the ceiling and deep skirtings.



BATH/SHOWER ROOM

8'7" x 7'6" (2.62m x 2.29m)



A well proportioned room fitted with a contemporary suite comprising panelled bath with centrally mounted chrome swan neck mixer tap, separate quadrant shower enclosure with sliding double doors and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin with chrome swan neck mixer tap and tiled splash backs, mosaic tiled floor, exposed beams to the ceiling, access to loft space above, contemporary towel radiator and double glazed window.



gated access at the rear and double width parking to the front.



EXTERIOR



The property occupies a pleasant position on a low maintenance plot which has been landscaped for low maintenance living, having a totally enclosed courtyard style garden and flagged terrace with sleeper edged and stone chipping borders creating a low maintenance outdoor space with exterior lighting and weather proof power socket. French doors lead back into the living area of the kitchen and the sitting room. To the rear of the property is an additional building which houses a double width garage accessed off an initial shared driveway with



GARAGE

16'6" x 15'7" (5.03m x 4.75m)



The garage having electric up and over sectional door, power and light, exposed king post and truss, tiled floor and courtesy door at the rear which leads through into:

INITIAL UTILITY AREA

7'10" x 5'7" (2.39m x 1.70m)

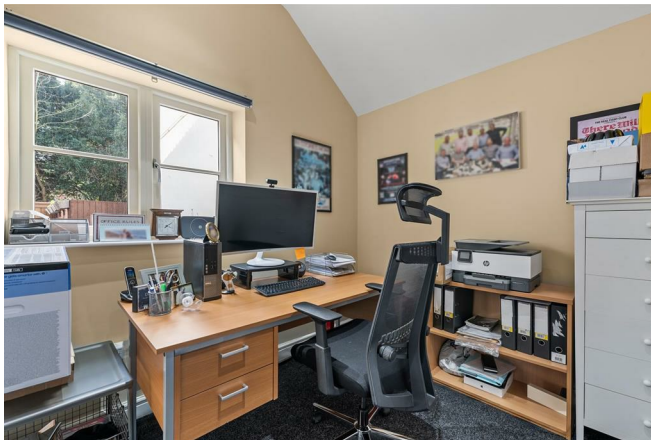


Fitted with a range of wall and base units with laminate preparation surface, inset sink and drain unit with chrome mixer tap, plumbing for washing machine, space for tumble dryer and part glazed exterior door.

A further door leading through into:

HOME OFFICE

8'8" x 7'9" (2.64m x 2.36m)



Having double glazed windows into the rear courtyard and glazed light into the utility creating a light and airy working space, with power and light, pitched ceiling with exposed timbers and electric heater.

COUNCIL TAX BAND

Melton Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property is Grade II listed and lies within the village conservation area.

The driveway and garage is accessed off a shared entrance and courtyard at the rear. There is a shared responsibility with the five other private dwellings that use the entrance and courtyard turning area, with additional rights for maintenance access with the adjacent dwelling.

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>



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.

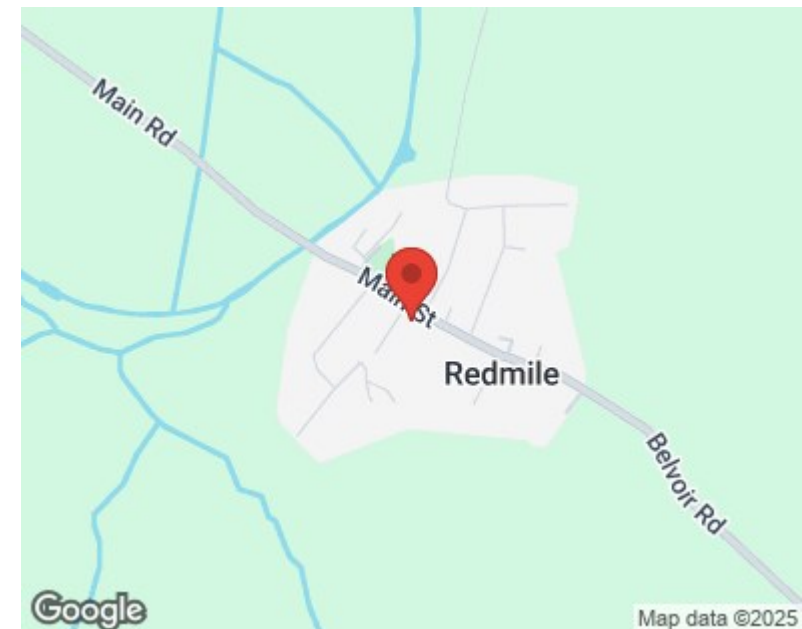
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	87
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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