



Rydal Manor Kirby Lane, Eye Kettleby, LE14 2TS

 **NEWTON FALLOWELL**



5 2 4

## Key Features

- Unique Family Home
- Extended Character Property
- Fitted Kitchen & Utility
- Open Plan Family Room
- Living & Dining Room
- Bathroom & Shower Room
- Double Garage & Driveway
- Wrap Around Gardens
- EPC Rating E
- Freehold

£685,000







Welcome to this exceptional Victorian property, a rare gem nestled in the tranquil village of Eye Kettleby. This magnificent five-bedroom, family home boasts almost 3,000 square feet of living space and is set on a desirable 0.25-acre plot. Originally built in the late 1800s, the house seamlessly blends historic charm with modern sophistication, having been thoughtfully extended and updated over the years.

Ryddal Manor is a stunning, spacious family home nestled in the picturesque countryside, just three miles from Melton Mowbray. This beautifully renovated and extended 1880s property effortlessly blends historical charm with modern luxury, offering breathtaking rural views and an idyllic lifestyle.

The ground floor welcomes you with an inviting entrance porch leading to an impressive hallway featuring coved ceilings and a tiled floor. The elegant living room boasts a walk-in bay window and a striking cast iron fireplace, while the dining room features the original servant's entrance, and promises to entertain memorable family dinners. The heart of the home is the exquisite breakfast kitchen diner, complete with Shaker style units, Quartz work surfaces, a centre island with breakfast bar. The kitchen seamlessly connects to a utility room and a stylish cloakroom WC. Additionally, there is an office with views to the rear garden offering an idyllic working from home space.



A highlight of Ryddal Manor is the generous family room, perfect for gatherings, featuring wood laminate flooring with underfloor heating, an inset log burner, and two sets of French doors that open to a delightful patio area - ideal for 'al fresco' entertaining in the summer. The fully tanked cellar room adds additional versatile space.



The first floor houses four spacious double bedrooms, each filled with natural light, and a luxurious four-piece bath/shower room with a roll-top bath and a walk-in shower all with the comfort of underfloor heating. The main bedroom suite is a true delight with vaulted ceilings and exposed beams, whilst offering a generous dressing room. A staircase leads to the top floor where you'll find a charming bedroom nestled in the eaves.

Outside, Rydal Manor is surrounded by extensive, beautifully maintained grounds that wrap around the property, offering plenty of space for outdoor activities and relaxation. The double garage provides ample storage and parking.



With its blend of period elegance and contemporary comforts, Rydal Manor is a dream home that promises a serene and luxurious lifestyle. Don't miss the chance to make this exquisite property your own - schedule a viewing today and experience the magic of Rydal Manor firsthand.



- Porch
- Hall with Stairs To Landing
- Living Room 4.24m x 4.59m (13'11" x 15'1")
- Dining Room 4.87m x 3.50m (16'0" x 11'6")
- Breakfast Kitchen Area 3.96m x 5.63m (13'0" x 18'6")
- Utility Room 2.88m x 1.46m (9'5" x 4'10")
- WC
- Additional Stairs
- L Shaped Open Plan Family Room 6.30m x 8.32m (20'8" x 27'4")
- Cloak/Storage
- Basement/Cellar 4.74m x 3.42m (15'7" x 11'2")
- Main Bedroom 2.74m x 4.11m (9'0" x 13'6")
- Dressing Area 2.74m x 4.03m (9'0" x 13'2")
- Shower Room
- Bedroom Two 4.25m x 4.59m (13'11" x 15'1")
- Bedroom Three 3.50m x 3.83m (11'6" x 12'7")
- Bedroom Four 3.96m x 2.58m (13'0" x 8'6")
- Family Bathroom
- Bedroom Five 3.75m x 1.98m (12'4" x 6'6")
- Double Garage









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: F

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01664 566210

melton@newtonfallowell.co.uk

Digby House, 14 Burton Street, Melton Mowbray, LE13 1AE