



## Glebe Farm

Nether End | Great Dalby | LE14 2EY

Asking price £575,000



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# Glebe Farm

Nether End I

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\*For those wishing to acquire this contemporary, yet classic country lifestyle, the exceptional range of high quality fixtures, fittings and freestanding furniture is available by negotiation due to the vendor moving abroad.\* An outstanding character former farmhouse, blending original character features and a high specification upgraded interior boasting an exacting attention to every conceivable detail to create an impressive home. Forming part of the highly regarded and much sought after Glebe Court development in this picturesque village a short distance from the historic market town of Melton Mowbray. Glebe Farm is a recognisable property of local historic interest, with the benefit of not being Grade II Listed. Offering manageable accommodation over three floors, the property would suit the discerning purchaser seeking an impressive character property which is flexible in layout and living style. There is a beautiful garden, with courtyard terrace to the rear of the house and private driveway parking accessed via electronically operated gates to Glebe Court. An internal viewing is essential and there is No Upward Chain.

Character Farmhouse

High Specification Interior

Upgraded Fixtures and Fittings

Four Bedrooms & Two Bathrooms

Bespoke Fitted Kitchen

Many Original Features

Immaculately Presented

An Exceptional Property

Large Living Room

Driveway and Gardens

## Entrance Hall

A spacious entrance hall with a beautiful Travertine tiled floor, spotlights and staircase rising to the first floor. There is an alarm control panel and a useful understairs shoe cupboard with lighting.

## Guest W/c

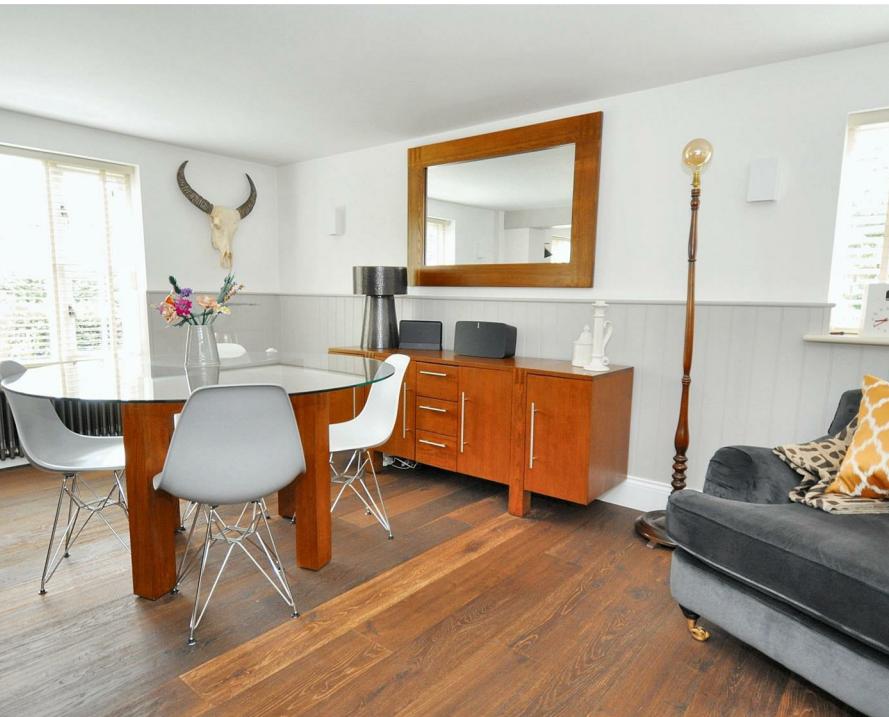
With low level flush w/c, wash hand basin, spotlight, extractor fan and Travertine tiled flooring.

## Living Room

A particularly large room extending to an overall measurement circa 23' x 16' - with ample space for living and dining room furniture, centred around a feature fireplace with inset log burner. There are windows front and rear with a door to the rear giving direct access to the courtyard terrace. Bespoke durable hardwood engineered Oak flooring has been laid in a matt finish, providing a character feature to the room blended with modern convenience.



*"Boasting an  
exacting  
specification  
throughout"*



#### **Dining Kitchen**

Featuring a lavish use of Travertine tiled flooring running through from the hallway and a high specification bespoke fitted kitchen by Towers & Keighley, with matching drawers and cabinets, custom-built to blend seamlessly with the space. There is a Quartz worktop with matching upstands, contemporary tiled splashbacks and integrated appliances including Neff Electric Oven, Microwave combi, Dishwasher and an Electric hob, space for American style Fridge/Freezer (available by separate negotiation) and with the peninsular island unit having undermounted sink with mixer tap above. A cupboard houses the Worcester Bosch gas central heating boiler.

#### **First Floor Landing**

With window to the front and staircase rising to the second floor.

#### **Laundry/Utility**

With space and plumbing for washing machine, shelving and hanging space.

#### **Bedroom 2**

With potential to use as an alternative master bedroom, this spacious room has a window to the front and ample space for bedroom furniture.

#### **Bedroom 3**

A large bedroom, currently used as a lavish walk in dressing room with a vast array of fitted wardrobe space.

#### **Bedroom 4**

A beautiful character room featuring an original fireplace and window to the front. This room is currently used as a study with a lovely view over the village.

#### **Bathroom**

Fitted with a luxury four piece suite comprising bath with centrally mounted mixer tap/shower attachment, low level flush w/c, vanity wash hand basin with storage beneath, double walk-in shower cubicle and a lavish use of Travertine tiling throughout.

#### **Second Floor Landing**

With window to the front and access to -

#### **Bedroom 1**

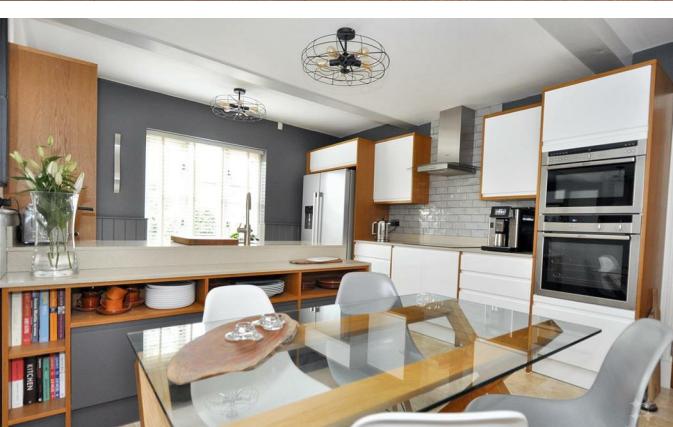
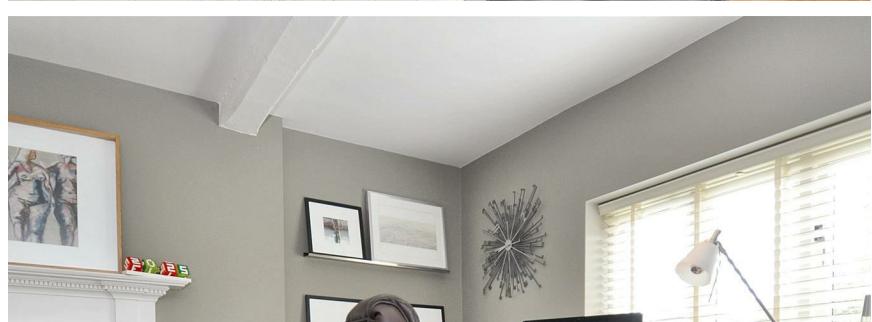
A luxuriously appointed master bedroom suite, with a large bedroom offering ample space for bed, with window to the front and access to the En-Suite.

#### **En-Suite**

Beautifully fitted with a luxury four piece suite comprising bath with centrally mounted mixer tap/shower attachment and display niche, low level flush w/c, vanity wash hand basin with storage beneath, double walk-in shower cubicle and a lavish use of Travertine tiling throughout.

#### **Outside**

Having an imposing and impressive façade on Nether End, this beautiful property has a well manicured front garden with pathway leading from a wrought iron gate/ fencing to the storm porch at the front door. Glebe Court is accessed via electronically operated gates which in turn lead to the private gravel covered driveway for the property whilst a gateway leads to an enclosed garden which has a vast array of shrubs plants and trees, patio area and lawn. Immediately to the rear of the house is an enclosed courtyard terrace ideal for al-fresco dining. A gateway leads out onto the communal driveway and across to the parking area and private garden.



#### The Area

Great Dalby is a picturesque village, set to the south of the historic market town of Melton Mowbray, offering an array of local facilities including a primary school, pub and church. Melton Mowbray is 3.4 miles away, with a train station providing direct link to London Kings Cross in under 2hrs.

#### Extra Information

The property is connected to mains water, sewage, gas and electricity. There are many items of furniture available by separate negotiation.

#### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Set in a popular village location"*



GLEBE FARM

Approx Gross Internal Area  
160 sq m / 1721 sq ft

Ground Floor  
Approx 67 sq m / 716 sq ft

Dining Area 3.60m x 5.11m  
11'10" x 16'9"

Living Area 3.37m x 4.13m  
11'1" x 13'10"

Dining Kitchen 3.90m x 4.68m  
12'10" x 15'4"

W.C.

First Floor  
Approx 66 sq m / 712 sq ft

Bedroom 2 3.63m x 5.00m  
11'7" x 16'5"

Bedroom 3 3.68m x 3.92m  
12'1" x 12'10"

Bedroom 4 3.57m x 2.98m  
11'9" x 9'9"

Bathroom 3.66m x 1.65m  
12'0" x 5'5"

Second Floor  
Approx 27 sq m / 292 sq ft

En Suite 2.54m x 2.65m  
8'4" x 8'8"

Bedroom 1 4.70m x 4.75m  
15'9" x 15'7"

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any inaccuracies. The layout of rooms and fixtures such as kitchen units are representations only and may not look like the real items. Made with Make Snappy 360.

Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) A |         | 81        |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  | 63      |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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