



**Dalmatian Cottage 70 Boyers Orchard, Harby,  
Leicestershire, LE14 4BA**

**Guide Price £465,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Cottage
- 3 Receptions
- Utility & Ground Floor Cloak Room
- Open Plan Living/Dining Kitchen
- Ensuite & Main Bathroom
- 3 Double Bedrooms
- Wealth Of Character & Features
- Tastefully Modernised Throughout
- Ample Off Road Parking
- Viewing Highly Recommended

We have pleasure in offering to the market this interesting, individual, detached period cottage that has been sympathetically extended and modernised to create a versatile level of internal accommodation approaching 1,700 sq.ft.

The property boasts a wealth of features, many rooms having exposed beams and internal ironstone elevations and including oak cottage latch doors and a solid fuel stove. Every room offers its own individuality and immense character the property boasts three main reception areas including a useful home office, a separate snug and sitting room and a well proportioned, open plan, living/dining kitchen which is a particularly generous space that looks out onto the rear garden and has access to a utility and ground floor cloak room.

To the first floor there are three double bedrooms, all of generous proportions, the two main rooms having attractive part vaulted ceilings and dual aspects. The principle room has ensuite facilities and there is a separate family bath/shower room.

The property is tastefully presented throughout, having relatively neutral decoration and would be ideal for families relocating into the area and particularly making use of the local school.

As well as the internal accommodation the property occupies a pleasant, established, corner plot which benefits from a south westerly rear aspect and an enclosed rear garden which is well stocked with an abundance of trees and shrubs and has access onto a double width driveway providing off road car standing.

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

### **HARBY**

The village of Harby lies in the Vale of Belvoir and has amenities including a primary school, general store and garage, village hall and public house. Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approx half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

AN ATTRACTIVE COTTAGE STYLE ENTRANCE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

9'9" x 9'8" (2.97m x 2.95m)

A useful initial entrance vestibule of generous proportions which would make an excellent entrance hall/boot room or alternatively would be large enough to accommodate a study or seating area, the room having a dual aspect with double glazed cottage style windows to two elevations, attractive flagstone flooring, inset downlighters to the ceiling and solid oak, cottage latch, ledge and brace doors leading to:

### **STUDY**

10'1" x 9'8" (3.07m x 2.95m)

An attractive and versatile reception offering a wealth of character having an exposed internal ironstone elevation, flagstone floor and multi paned window to the side. The room would be ideal in its current use as a home office perfect for today's way of working.

### **SNUG**

11'2" x 10'8" (3.40m x 3.25m)

An attractive room having exposed beams to the ceiling, the focal point to the room being a chimney breast with stone hearth, inset solid fuel stove, exposed stone back and timber mantel over. The room also having attractive wide board oak flooring, stripped pine cottage latch door leading to the stairwell and double glazed French doors into the rear garden.

This area is, in turn, partly open plan to the:

### **SITTING ROOM**

14'8" max x 11'3" max into alcove (4.47m max x 3.43m max into alcove)

Ideal as a pleasant sitting room having a dual aspect with double glazed windows to the front and rear, an attractive heavily beamed ceiling, continuation of the wide board oak flooring, part exposed stone elevations, useful under stairs storage cupboard and a further cottage latch door leading through into:

### **OPEN PLAN L SHAPED DINING KITCHEN**

14'11" x 16'7" (4.55m x 5.05m)

A well proportioned open plan space large enough to accommodate both a living and dining area, benefitting from access out into the rear garden with double glazed French doors, attractive flagstone flooring, exposed internal stone elevation and inset downlighters to the ceiling. The initial reception area having a useful built in shelved cupboard providing a good level of storage. The reception area opens out into the kitchen which is fitted with a range of Shaker style wall, base and drawer units, having a U shaped configuration of butcher's block preparation surfaces, Villeroy & Boch twin bowl and ceramic sink with chrome swan neck articulated mixer tap, integrated appliances including Hotpoint dishwasher and attractive floor standing Rangemaster stove with six ring gas hob and Rangemaster chimney hood over and attractive tiled splash backs, double glazed windows to three elevations and a further cottage latch door leading through into:

### UTILITY ROOM

11'2" x 5'4" (3.40m x 1.63m)

Fitted with a range of wall and base units complementing the main kitchen, having laminate preparation surface with inset stainless steel sink and drain unit with chrome mixer tap, metro style tiled splash backs, plumbing for washing machine, space for tumble dryer, room for further free standing appliances, sealed unit double glazed window and a further cottage latch door leading through into:

### GROUND FLOOR CLOAK ROOM

5'6" x 3'5" (1.68m x 1.04m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin and double glazed window to the rear.

RETURNING TO THE SNUG A STRIPPED PINE COTTAGE LATCH DOOR LEADS THROUGH INTO A STAIRWELL WITH TURNING STAIRCASE RISING TO:

### FIRST FLOOR LANDING

Having exposed stone elevation, two attractive traditional style column radiators, part pitched ceiling, sealed unit double glazed window and further doors, in turn, leading to:

### MASTER SUITE

A well proportioned and versatile space offering around 330 sq.ft. of floor area located at the northerly end of the first floor and designed to feel like a stand alone suite having an initial walk through lobby into an inner landing which in turn gives access to a particularly generous double bedroom and large ensuite.

### BEDROOM

20'4" x 10'1" (6.20m x 3.07m)

An attractive well proportioned double bedroom offering a wealth of character, having a part vaulted ceiling with exposed timbers and a dual aspect with double glazed windows to both the rear and side elevations.

### ENSUITE SHOWER ROOM

10'10" x 7'3" (3.30m x 2.21m)

Accessed off the inner hallway this generous ensuite is tastefully appointed with a contemporary suite comprising large quadrant shower enclosure with initial drying area, curved glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and contemporary vanity unit with inset washbasin and chrome mixer tap, contemporary towel radiator, additional traditional style column central heating radiator and double glazed window.

### BEDROOM 2

20'3" x 10'2" (6.17m x 3.10m)

A further well proportioned, light and airy, double bedroom having the attractive feature of a part vaulted ceiling with exposed timbers, access to fully boarded loft above, windows to two elevations and doubled glazed windows to both the side and rear with a pleasant aspect down Boyers Orchard.

### BEDROOM 3

12'6" x 11' (3.81m x 3.35m)

A double bedroom having an aspect into the rear garden with access to loft space above and double glazed window.

### BATHROOM

10'3" x 7'3" (3.12m x 2.21m)

A well proportioned space appointed with a contemporary three piece suite comprising double ended panelled bath with chrome taps and further wall mounted shower mixer with independent handset over and glass screen, close coupled WC and pedestal washbasin with chrome tap, tumbled marble tiled splash backs and shelved alcove to the side, contemporary towel radiator, additional central heating radiator and double glazed window.

### EXTERIOR

The property occupies a pleasant, established, corner plot which benefits from a south westerly rear aspect, having a relatively manageable garden enclosed to all sides with a central lawn and well stocked borders with a range of trees and shrubs. In addition the property benefits from a double width gravelled driveway providing off road car standing and the cottage is positioned within walking distance of the heart of the village.

### COUNCIL TAX BAND

Melton Borough Council - Band F

### TENURE

Freehold

### ADDITIONAL NOTES

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

### 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>

Radon Gas:-

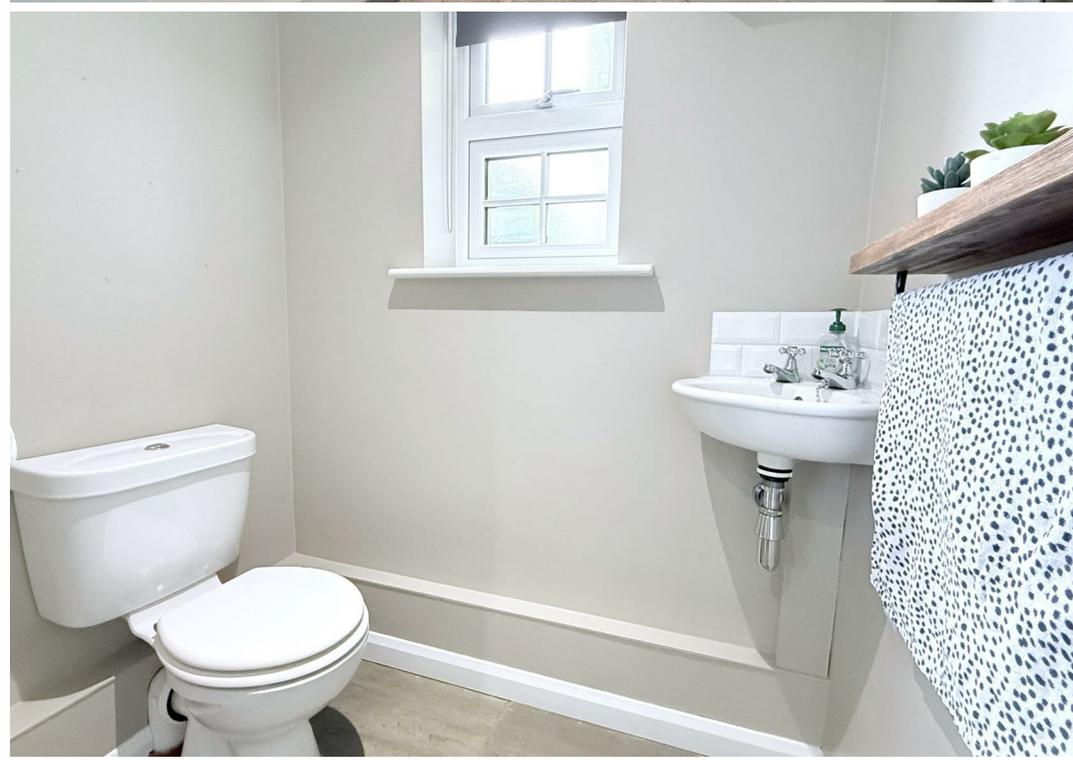
<https://www.ukradon.org/information/ukmaps>

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

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





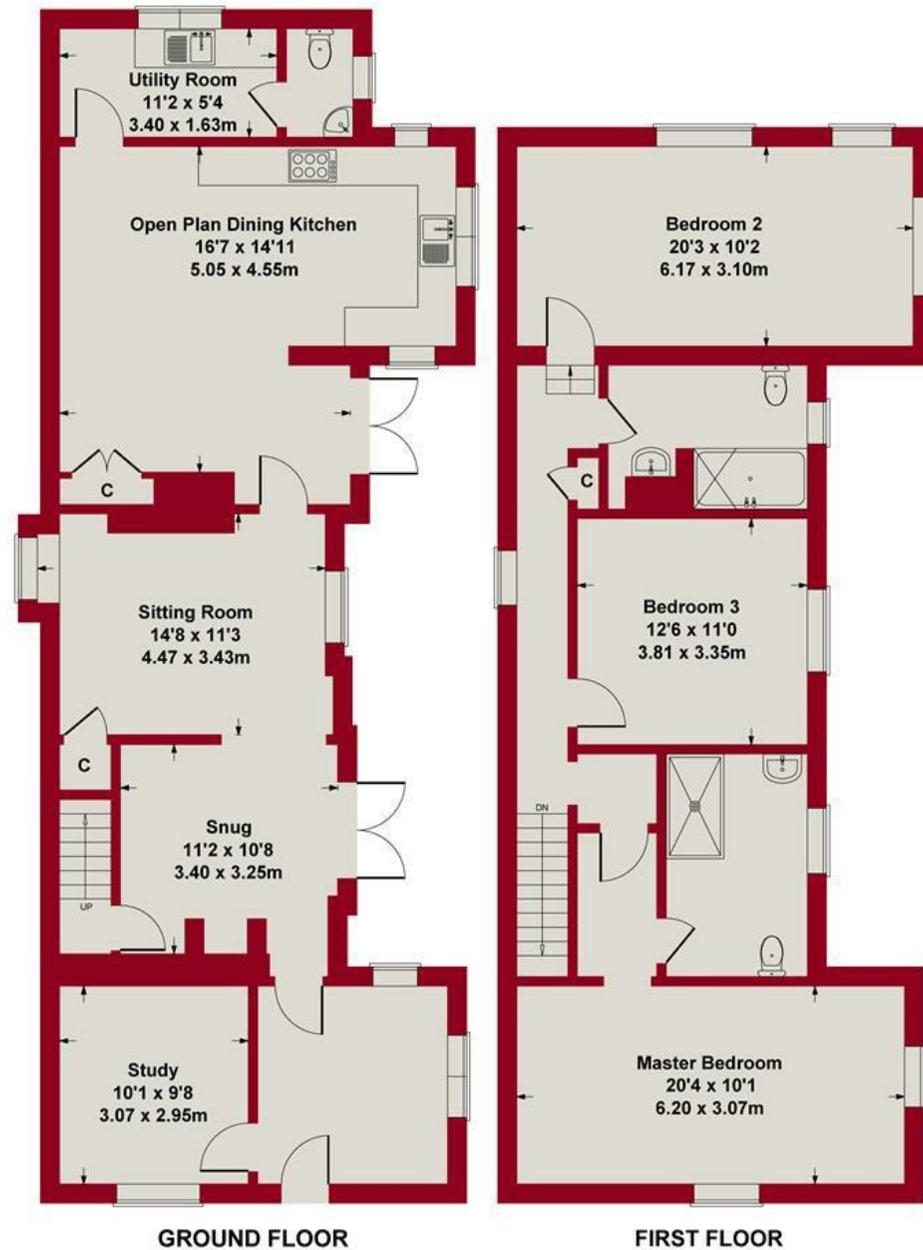












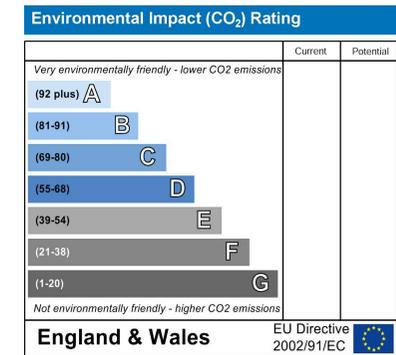
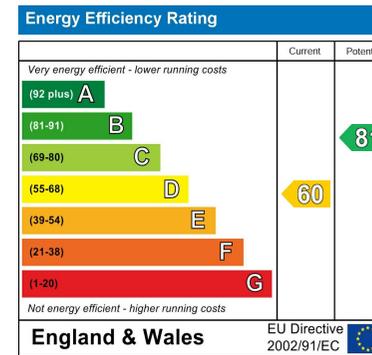
**GROUND FLOOR**

**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.





*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.*

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