



**The Cottage 14 Chapel Lane, Old Dalby,  
Leicestershire, LE14 3LA**

**£725,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Period Cottage
- 6 Bedrooms 5 Receptions
- Wealth Of Character & Features
- Ample Off Road Parking
- Viewing Highly Recommended
- Approx. 2,400 Sq.Ft Of Accommodation
- 3 Bath/Shower Rooms
- Plot In The Region Of 0.34 Of An Acre
- Delightful Village Setting

An opportunity to purchase a really interesting, individual, period cottage which has been significantly extended and reconfigured over the years, offering a sprawling level of accommodation lying in the region of 2,400sq.ft. and occupying a stunning, established and generous plot which approaches 0.34 of an acre.

The property offers a great deal of charm and character beginning with its attractive, double fronted facade and central porch which leads into a fantastic level of accommodation that could provide up to 6 bedrooms and 5 reception areas, having bedrooms to both the ground and first floors, including what could potentially be an annex facility to the ground floor. Currently used as the master suite this would alternatively make a great space for either teenagers or extended families with dependent relatives. In addition the property boasts 3 baths/shower rooms as well as a ground floor cloak room. Each room offers its own individuality, many with exposed beams, having attractive cottage style internal doors and fireplaces.

The hub of the home is likely to be its large open plan L shaped living/dining kitchen which offers an attractive pitched roof addition having vaulted ceiling in the dining area and solid fuel stove and leads out into the rear garden. Several of the ground floor receptions could be utilised as bedrooms making it ideal for those with older children but still offering potentially up to 4 bedrooms on the first floor with a spacious main bathroom.

As well as the accommodation on offer the property occupies a delightful, established, generous plot with a considerable level of off road parking, a fantastic garden at the rear well stocked with an abundance of trees and shrubs and having useful storage sheds and greenhouse.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

### **OLD DALBY**

Ideally located for commuting to Nottingham or Leicester, Old Dalby is situated in close proximity to the A46 trunk road, and the A606 which offers easy access into Melton Mowbray.

Old Dalby has a traditional village feel and offers such amenities as a public house, a village school, and church. Melton Mowbray is located six miles to the south east, and has a wide variety of shops, restaurants, a bustling market and a railway station. A regular bus service links the village with Melton Town Centre.

A TRADITIONAL TIMBER ENTRANCE DOOR WITH MULTI PANED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENCLOSED STORM PORCH**

4'5" x 3' (1.35m x 0.91m)

Having pitched ceiling, flagstone floor and multi paned windows.

A further stripped pine door with glazed lights leads through into:

### **MAIN ENTRANCE HALL/RECEPTION**

13'10" x 13'6" (4.22m x 4.11m)

A versatile room which could be utilised as a formal entrance or alternatively provides an additional reception space the main focal point to the room being attractive exposed brick chimney breast with tiled hearth and inset solid fuel stove and having deep skirting, central heating radiator and multi paned window to the front.

A further cottage latch door leads through into:

### **PLAY ROOM**

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

A further versatile reception space currently utilised as a play room but would make an excellent home office having built in dresser unit, shelved alcoves with cupboard unit beneath, deep stripped pine skirting, tiled floor, central heating radiator, staircase rising to the first floor, under stairs storage cupboard, heavily beamed ceiling and multi paned bay window to the front.

A further cottage latch door leads through into:

### **KITCHEN**

20'9" x 11'3" (6.32m x 3.43m)

A well proportioned space which links through into a living/dining area, the main kitchen fitted with a generous range of bespoke farmhouse style cupboard and drawer units including a dresser unit with integral plate rack and oak work surface, further quartz preparation areas, under mounted ceramic sink with chrome swan neck mixer tap, space for free standing range, integrated dishwasher, space for free standing fridge freezer, beamed ceiling with central skylight, attractive Travertine style tiled floor, window and exterior door into the garden.

An open doorway leads through into:

### **LIVING/DINING AREA**

17'11" x 10'5" (5.46m x 3.18m)

A fantastic space offering a wealth of character having high vaulted ceiling with exposed king post, truss and purlins, attractive wide oak board flooring, deep skirting, quarry tiled hearth and solid fuel stove, double glazed windows and French doors leading out into the garden.

Returning to the kitchen a further door leads through into:

### **L SHAPED CLOAK ROOM/UTILITY**

7'5" max x 8' max (2.26m max x 2.44m max)

A useful space which combines a utility and cloak room having fitted base unit with stone preparation surface over, under mounted ceramic sink with chrome mixer tap and Travertine style splash backs, plumbing for washing machine, close coupled WC, wall mounted central heating boiler and multi paned window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER COTTAGE LATCH DOOR LEADS THROUGH INTO:

### **SNUG**

12'8" x 13'3" (3.86m x 4.04m)

An attractive, cosy reception having aspect to the front with chimney breast, slate hearth and inset solid fuel stove with oak mantle over, alcove to the side, deep pine skirting, central heating radiator and window.

A staircase rises to:

### **BEDROOM 1**

13'7" x 15'8" max (4.14m x 4.78m max)

A fantastic, versatile space offering around 215sq.ft. of floor area combining an initial reception area leading through into a bedroom with ensuite facilities. This room would be ideal as a guest suite, teenage space or even ground floor living for extended families. The initial reception area having wide board stripped wood flooring, deep skirting, central heating radiator, built in shelved cupboard, multi paned window and exterior door to the front. An open doorway leads through into a double bedroom having central heating radiator and window to the side.

A further cottage latch door leads through into:

### **ENSUITE SHOWER ROOM**

7'11" x 3'11" (2.41m x 1.19m)

Having a modern suite comprising double width shower enclosure with glass screen and wall mounted electric shower, close coupled WC, vanity area with rectangular washbasin and chrome mixer tap and central heating radiator.

Returning to the snug a further door leads through into:

### **INNER HALLWAY**

15'5" max x 3'8" (4.70m max x 1.12m)

Having exterior door into the garden and further cottage latch doors leading to:

### **BEDROOM 2**

9'5" x 9'3" (2.87m x 2.82m)

A versatile room currently utilised as a ground floor bedroom having deep skirting, central heating radiator and multi paned window overlooking the garden.

### **STUDY**

11' x 6'10" (3.35m x 2.08m)

A versatile reception space ideal as a home office perfect for today's way of working having attractive features including heavily beamed, part vaulted ceiling with exposed timbers, king post and truss, inset skylight, deep skirting, central heating radiator and multi paned window overlooking the garden.

### **GROUND FLOOR BATHROOM**

7' x 8' (2.13m x 2.44m)

Having suite comprising panelled bath with wall mounted shower over, close coupled WC, pedestal washbasin, built in storage cupboard, central heating radiator and pitched ceiling with inset skylight.

RETURNING TO THE PLAY ROOM A STAIRCASE RISES TO:

### **FIRST FLOOR LANDING**

A split level landing having further doors leading to:

### **BEDROOM 6**

8'4" x 8'4" (2.54m x 2.54m)

A versatile room currently utilised as a dressing room but would make a further bedroom having part pitched ceiling, over stairs storage cupboard, central heating radiator and sliding sash window to the side.

### **BEDROOM 4**

13'4" x 8'2" (4.06m x 2.49m)

A double bedroom having aspect down the rear garden with attractive part pitched ceiling, exposed beams, inset skylight, integrated shelving unit, deep skirting and central heating radiator.

### **BEDROOM 5**

13'9" max into alcove x 10'2" (4.19m max into alcove x 3.10m)

A double bedroom having chimney breast, alcove to the side with built in cupboard unit, beamed ceiling, central heating radiator and multi paned window to the front.

### **BEDROOM 3**

13'5" x 9'6" (13' max into alcove) (4.09m x 2.90m (3.96m max into alcove))

A double bedroom having built in storage with shelved cupboard and separate bespoke wardrobe, central heating radiator, part pitched ceiling and multi paned window to the front.

## BATHROOM

13'9" max x 9'3" max (4.19m max x 2.82m max)

A well proportioned family bathroom having dual aspect, part pitched ceiling, exposed beams, inset skylight and multi paned window with pleasant views down the garden. The bathroom is fitted with a suite comprising bath with tiled surround, separate shower enclosure, vanity unit with inset washbasin and built in storage cupboard, central heating radiator.

## EXTERIOR

The property occupies a delightful, deceptive, established plot of generous proportions extending to in excess of 1/3 of an acre, set back from the lane behind a hedged and fenced frontage with central gate and block set pathway leading to the front door. The remainder of the garden is partly laid to lawn with further block set seating areas and well stocked perimeter borders with established trees and shrubs including a beautiful magnolia. To the side of the property a gravelled driveway provides off road car standing for numerous vehicles and in turn gives access to a substantial established, well stocked garden that benefits from a westerly aspect and is a fantastic outdoor space ideal for families or entertaining. The initial area comprises a flagged and slate chipping terrace with sleeper edges leading onto lawned gardens with perimeter borders well stocked with an abundance of shrubs, the garden separated into different areas including productive timber edged raised vegetable beds and greenhouse, timber summer house overlooking an ornamental pond and a pathway sweeping down to a further garden on the westerly side providing a more secluded area with useful timber storage sheds. Overall this is a fantastic outdoor space.

## COUNCIL TAX BAND

Melton Borough Council - Band D

## TENURE

Freehold

## ADDITIONAL NOTES

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

Please note the majority of the property is detached but a small single storey element is attached to an adjacent outbuilding belonging to the neighbouring property

The property lies within the village conservation area.

## 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>

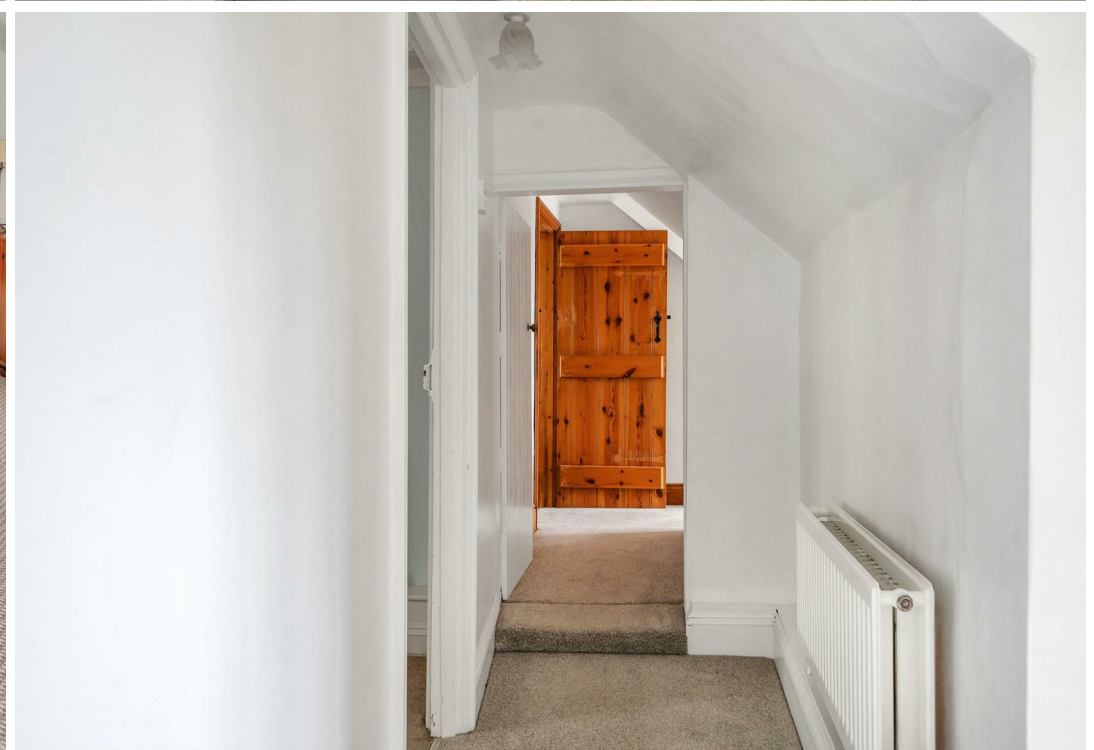
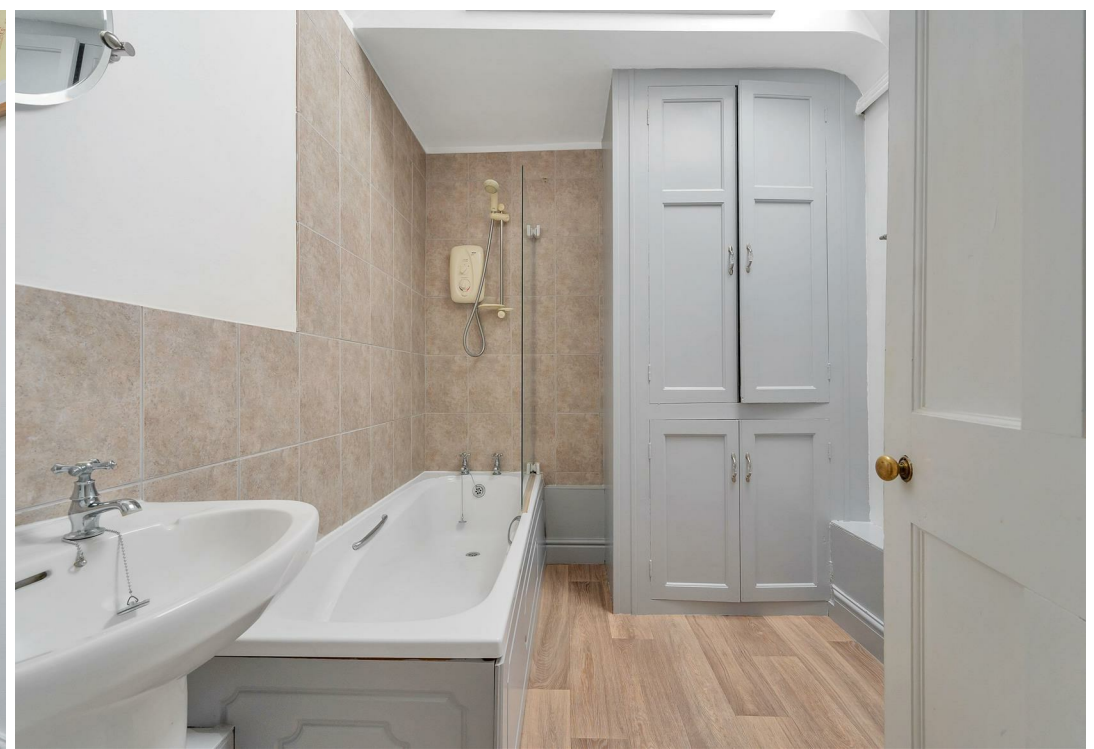








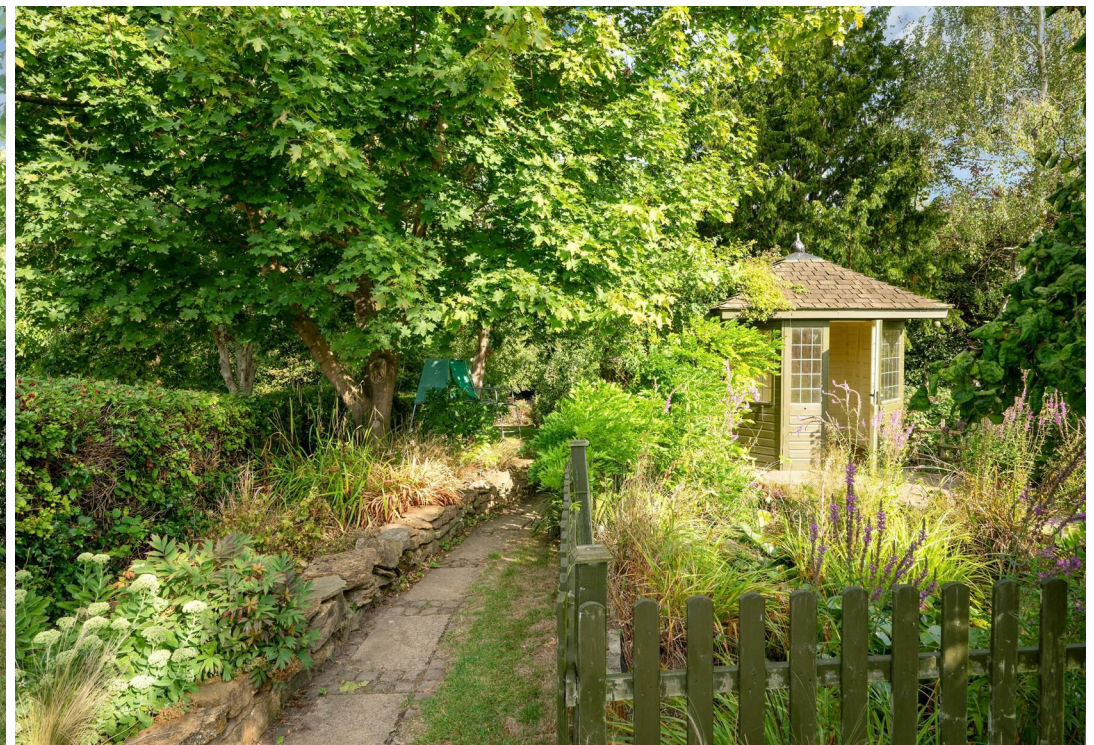






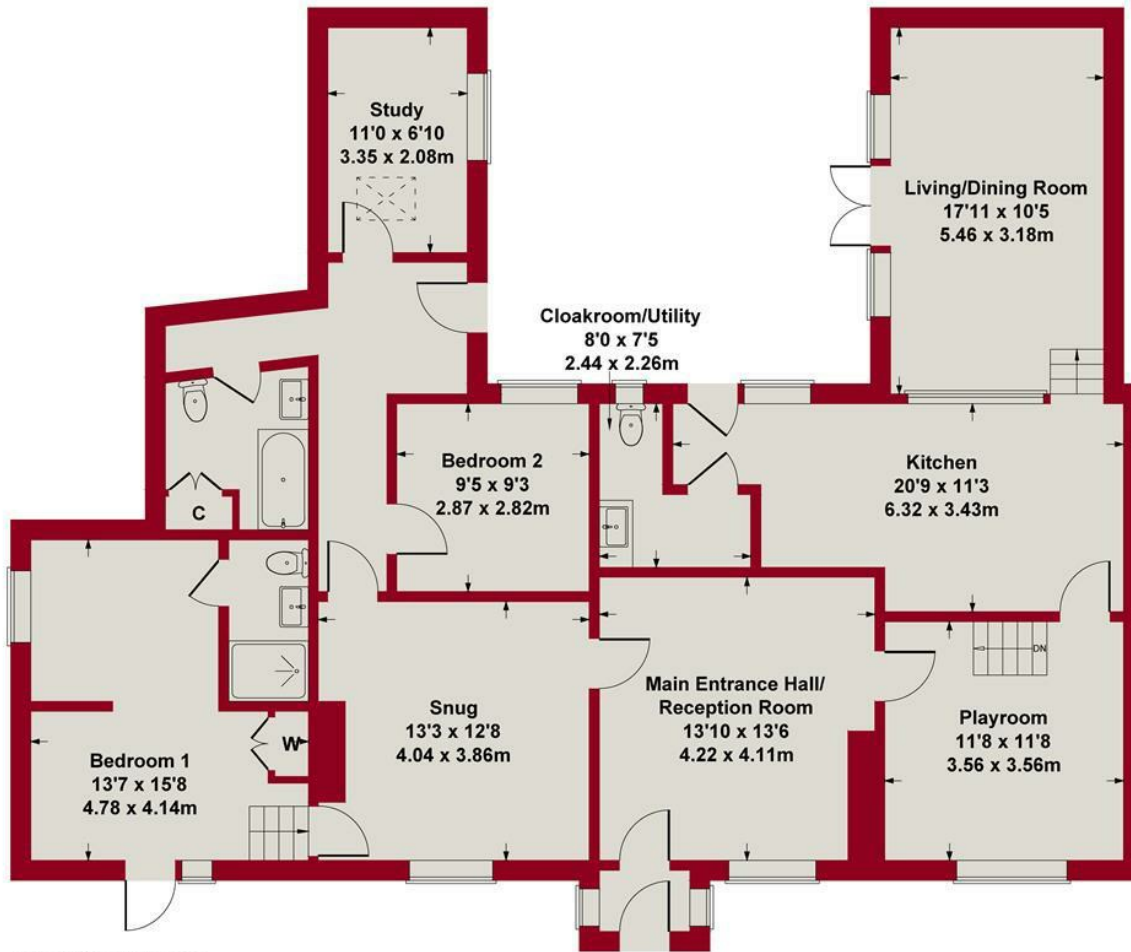




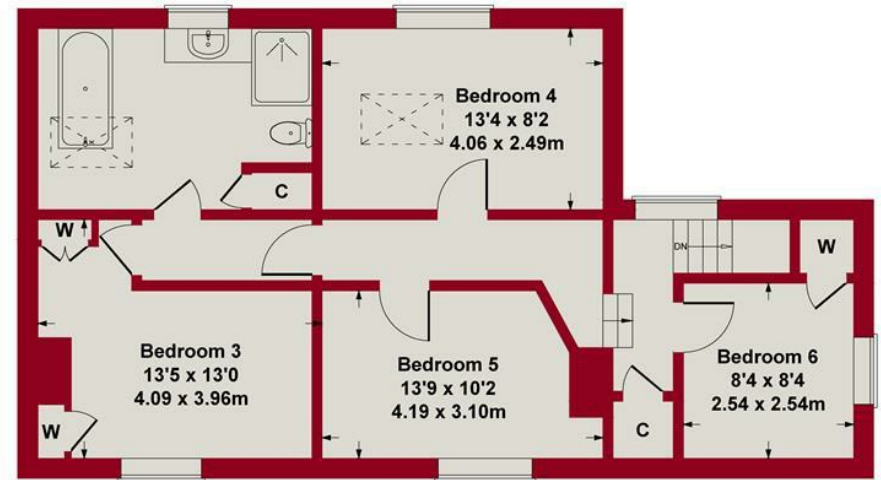




Approximate Gross Internal Area  
2239 sq ft - 208 sq m



GROUND FLOOR



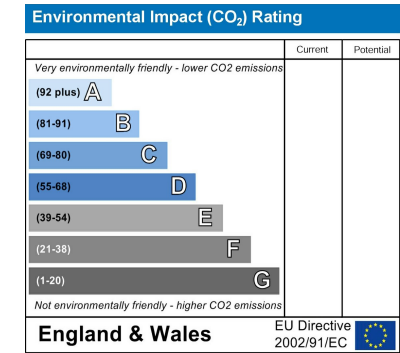
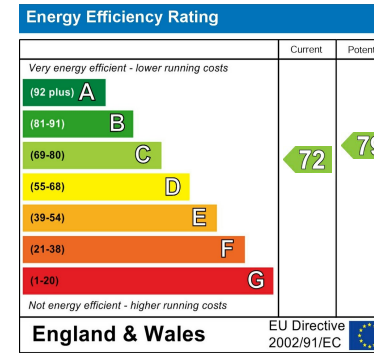
FIRST FLOOR

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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