



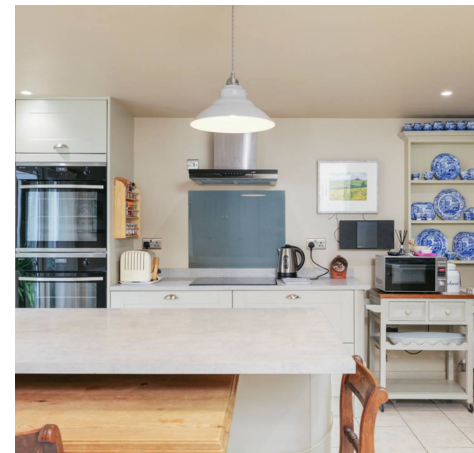
24 Main Street, Holwell
£385,000

 **NEWTON FALLOWELL**

24 Main Street

Holwell, Melton Mowbray

Modernised & Extended Charming Grade II Listed Stone-Built Cottage with Landscaped Gardens. Nestled in the heart of the village, this beautifully presented Grade II stone-built cottage combines historic character with stylish modern living. Thoughtfully extended to the rear, the property offers spacious accommodation and delightful gardens with a summer house and stone-built outhouse. A particular highlight is the generous kitchen, featuring a double oven, central island, and French doors opening onto an inviting outdoor seating area, the perfect place for entertaining. Off the kitchen lies a useful utility room with additional storage and space for a washer/dryer, which in turn leads to a convenient downstairs shower room. An extended living room provides a warm and welcoming space, complete with a log burner and direct access to the rear garden. The charming dining room boasts exposed beams and its own log burner, enjoying views over the picturesque village church. From here, stairs lead up to the first floor. Upstairs, the main landing gives access to a double bedroom with wall-to-wall built-in wardrobes. A shower room is also accessed from the landing. The impressive principal bedroom benefits from extensive built-in wardrobes, an airing cupboard, and a large en-suite bathroom. Outside, the property is complemented by thoughtfully landscaped gardens with a variety of seating areas, a summer house, and a characterful stone-built outhouse.





Breakfast Kitchen

14' 3" x 15' 9" (4.34m x 4.81m)

Lounge

16' 3" x 14' 1" (4.96m x 4.30m)

Utility Area

5' 1" x 8' 2" (1.55m x 2.49m)

Downstairs Shower Room

8' 2" x 10' 8" (2.49m x 3.26m)

Dining Room

17' 5" x 16' 5" (5.31m x 5.00m)

Storeroom

5' 1" x 3' 2" (1.55m x 0.96m)

Bedroom One

19' 8" x 12' 6" (6.00m x 3.82m)

En-suite

9' 0" x 6' 1" (2.75m x 1.85m)

Bedroom Two

11' 9" x 9' 11" (3.59m x 3.03m)

Bathroom

5' 1" x 6' 4" (1.56m x 1.94m)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Melton Mowbray

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