



SPREY
PROPERTY



Nether End, Great Dalby
Offers In Region Of £850,000





Renovated to a high standard this detached five bedroomed farmhouse dates back in parts to the 19th century and boasts an extensive floorplan covering in excess of 3,000 square feet of flexible accommodation.

To the ground floor there are numerous reception rooms, the living room and sitting room both have the benefit of log burning stoves, original exposed beams and exposed brick fireplaces, which enhance the character and charm of the property. There is a substantial kitchen/dining room which is modern and offers an island centrepiece - a fantastic unit offering built in storage, two integrated wine chillers and a breakfast bar. There is also an oil fired aga.

There are doors leading from the kitchen/dining room leading to the well-proportioned and low maintenance rear garden.

Further to the ground floor there is another reception room located off of the living room configured currently as a gymnasium, a handy utility/store room and also a downstairs WC.

Two separate staircases from the living room and dining room lead to the first floor landing. There are five well-proportioned bedrooms each with their own individual character and a modern, high specification family bathroom with vaulted ceiling and atmospheric strip lighting.

Externally there is a low maintenance rear garden almost entirely laid to gravel with several raised border beds built with railway sleepers and an undercover pergola area.





Chestnut Tree Farm is a fantastic family home offering flexible accommodation located within the desirable and quiet village of Great Dalby within easy driving distance of Melton Mowbray's town amenities.

Must be viewed to be truly appreciated.

Tenure: Freehold

Oil Fired Central Heating, Mains Water & Electric

Council Tax Band: F

EPC Rating: E

Dimensions:

Kitchen: 4.40m x 6.85m (14'5" x 22'6")

Breakfast Room: 2.78m x 4.32m (9'2" x 14'2")

Snug: 2.78m x 3.77m (9'2" x 12'4")

WC: 1.93m x 1.82m (6'4" x 6')

Utility: 1.93m x 1.84m (6'4" x 6'1")







Sitting Room: 4.40m (14'5") x 5.17m (17')

Boot Room: 1.83m x 2.08m (6' x 6'10")

Living Room: 4.40m x 4.23m (14'5" x 13'11")

Gym: 2.70m x 4.63m (8'10" x 15'2")

Bedroom One: 3.89m x 4.14m (12'9" x 13'7")

Bedroom Two: 4.40m (14'5") x 4.23m (13'11") max

Bedroom Three: 3.09m x 4.13m (10'2" x 13'7")

Bedroom Four: 2.70m x 4.63m (8'10" x 15'2")

Bedroom Five: 2.21m x 2.53m (7'3" x 8'4")

Bathroom: 2.64m x 3.77m (8'8" x 12'4")

Stables: 2.94m x 3.29m (9'8" x 10'10")

Stables: 2.77m x 3.29m (9'1" x 10'10")

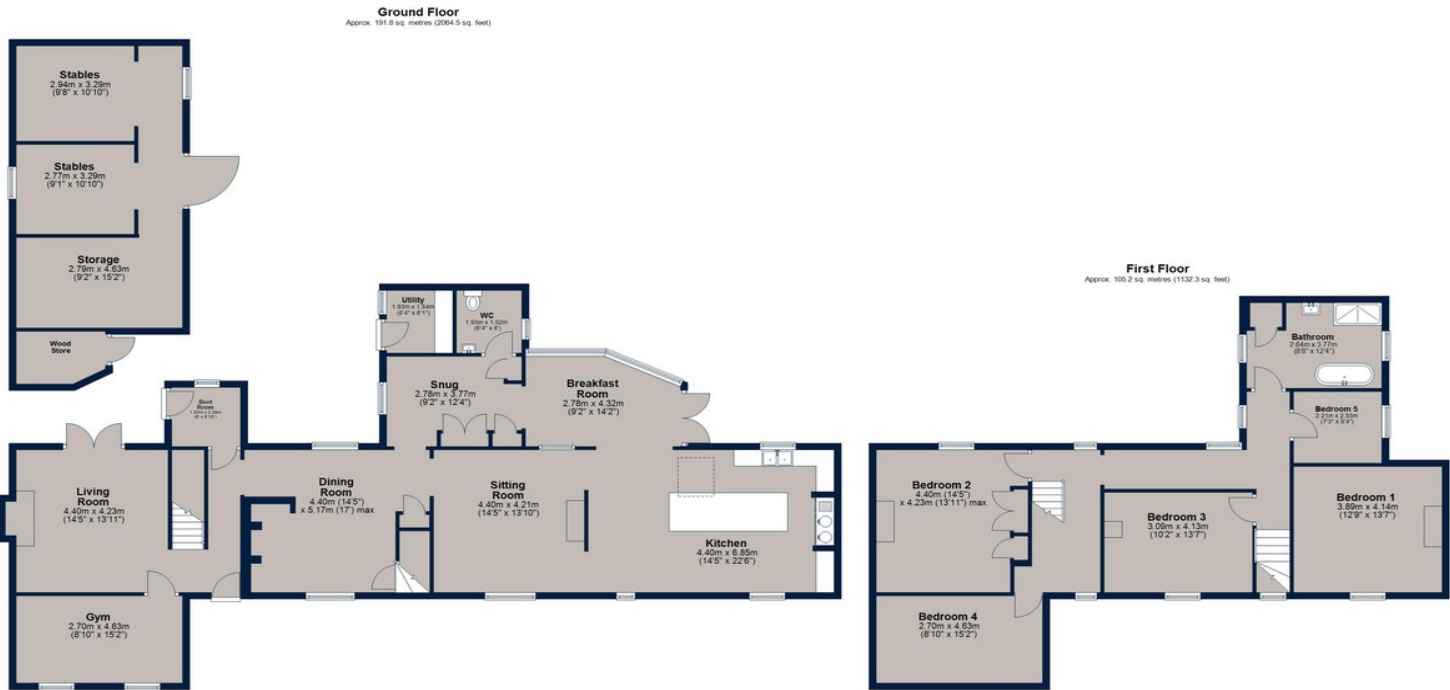
Storage: 2.79m x 4.63m (9'2" x 15'2")

Wood Store





Nether End, Great Dalby



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Great Dalby is a popular village located 3 miles outside of the market town of Melton Mowbray. The village has amenities such as a local shop, well-regarded Public House and the Ofsted rated 'Outstanding' Great Dalby Primary School. The village is on a direct bus route to Melton Mowbray and offers sound links to the neighbouring villages as well and further afield.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		

