



Guide Price £450,000 - £475,000 | Freehold

Main Street, Great Dalby, LE14 2ET





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- Guide Price £450,000 to £475,000
  - No Chain
  - Stunning Period Property
  - Four Reception Rooms
  - Stunning Presentation
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Period property purchasers arise; encapsulating everything period living offers, from extensive proportions to high ceilings, original fireplaces with exposed slate hearths and deep skirting boards, all combined with a modern, high end finish - this charming home is sure to impress.

'Rose Cottage', as named in the original conservation order of Great Dalby, was built in 1887 and offers c. 2,000 square feet of living accommodation. The accommodation is naturally light with neutral decoration throughout and split over three floors with an additional floor encompassing a basement of approximately 140 square feet.

The entrance is welcoming and offers an eloquent ode to the era of the property, noting the original stained-glass window. Enjoying the front aspect, the sitting room features a bay window of the original sash configuration. There is also a working fireplace, plus storage and shelving within the recesses.

There is an additional living room enjoying the front aspect with high ceilings, period feature fireplace with exposed slate mantle and hearth, original cornice and neutral decoration. This cosy feeling room is currently used as a living room/snug.

Formerly the original kitchen to the property, the dining room is of generous proportion featuring the recess/fireplace for the original range, plus the original pantry - currently used as a convenient storage cupboard.





 SPREY  
PROPERTY





 SPREY  
PROPERTY

The kitchen was formerly the scullery to the property - the room which would have traditionally acted as a "kitchen overflow" or utilised for laundering clothes. The kitchen possesses the original brick floor, shelving and benefits from new taps, cooker and Cotswold style units.

A door leads to the pantry, formerly the maids' access point to go upstairs, and is utilised well for storage.

The first-floor accommodation is comprised of two double bedrooms and an office/third double bedroom. The original principal room enjoys front facing views with the original fireplace which has been polished with an exposed slate hearth.

There is another double bedroom facing the front aspect with views, built in storage and a further recess for further wardrobing if desired.

The landing WC has been recently refloored and has a fitted mirror with sensor lighting. Currently configured as an office, the bedroom five (listed on floorplan as main bedroom) offers fantastic dimensions, storage and original fireplace. There is space for a double bed. Leading to the main bathroom, which has been finished to a high standard with modern sink and WC, lino flooring and even a new illuminated LED mirror with Bluetooth speakers!

There is a laundry room off the bathroom, homing a high standard washing machine and tumble dryer.

The third-floor houses two further double rooms; with fantastic, elevated views of the village, church and countryside towards Melton Mowbray. This floor is heated by thermostatically controlled electric radiators.

There is a WC on the third floor - formerly the tank room which captured rainwater to flush the WC on the first floor.

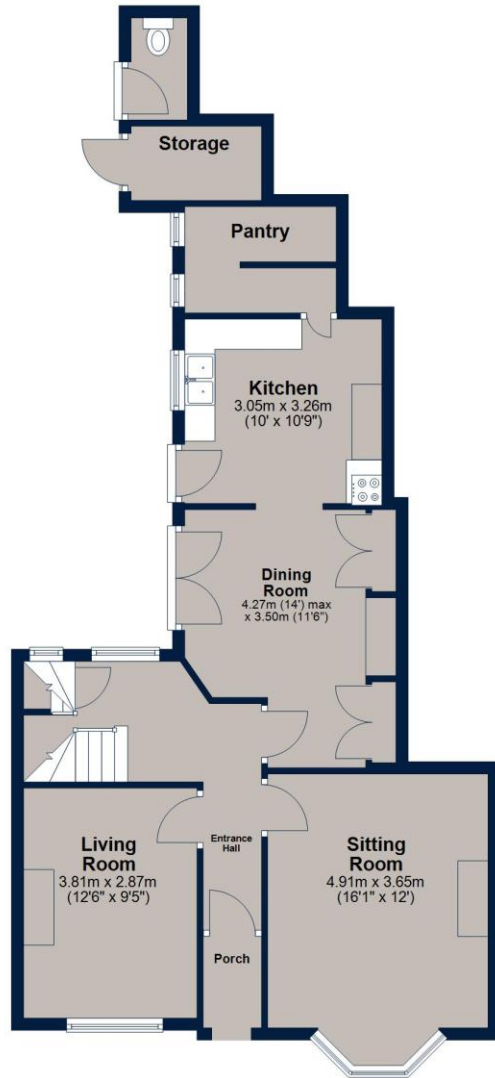
Externally, the property has a walled cottage garden to the rear set with a number of herbaceous border plants. There is an outbuilding for storage purposes as well as an outside WC, both with lighting. To the front, there is a generous block paved driveway providing parking for several vehicles, established bedding plants and trees and an electrical socket.

Internal viewing highly recommended to truly appreciate.



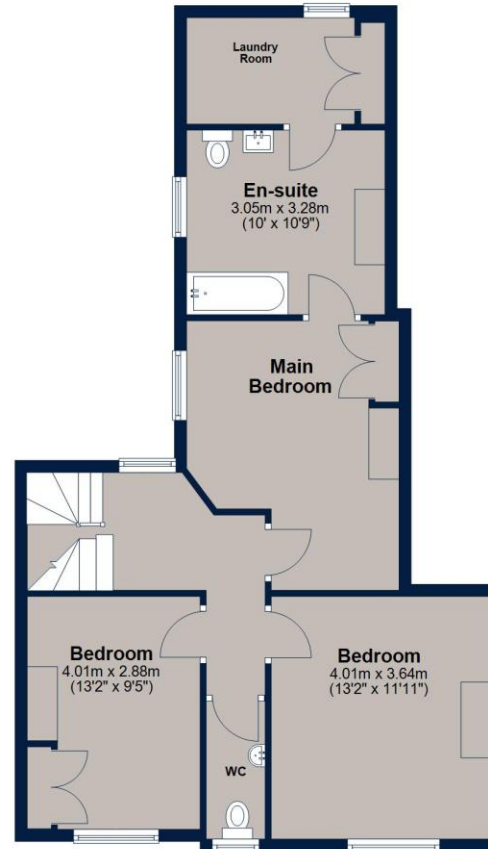
### Ground Floor

Approx. 71.7 sq. metres (772.3 sq. feet)



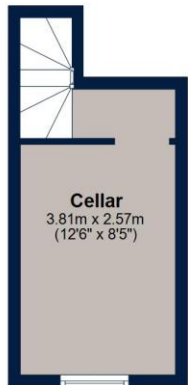
### First Floor

Approx. 68.8 sq. metres (740.0 sq. feet)



### Basement

Approx. 13.1 sq. metres (141.2 sq. feet)



### Second Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 194.4 sq. metres (2092.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

## Key Information

Local Authority: Melton Borough Council

Council Tax Band: D

Tenure: Freehold

EPC Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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