



Church Lane, Thorpe Satchville
Guide Price £675,000





Occupying one of the largest plots in the village (c. 0.27 acres), Celtic House is an impressive four-bedroom detached home offering flexible, multi-generational living. Positioned on a generous corner plot with south-facing wraparound gardens, mature apple trees and extensive lawn space, this property combines a tranquil setting with substantial family accommodation.

The property's attractive L-shaped façade, finished in white brick paint, creates instant kerb appeal. To the front, a large driveway provides ample parking for multiple vehicles, complemented by a double garage complete with power, lighting, and a deep car pit for mechanical projects.

Inside, the ground floor boasts five versatile reception rooms, configured for both family living and entertaining.

The living room, with its open working fireplace and cosy recess currently used as a home-working space, creates a warm and welcoming hub.

From here, double doors open to the orangery/conservatory (added c. twenty years ago), flooded with natural light from Velux windows and benefiting from radiator heating and French doors to the garden.

The formal dining room, extended c. twenty years ago, was formerly a ground-floor bedroom, showcasing the home's adaptability for multi-generational living.





A dual-aspect lounge with multi-fuel stove offers another superb entertaining space. The well-equipped kitchen features integrated appliances and an oil-fired Aga (available by separate negotiation), with an adjoining snug/dining room offering deep built-in storage and excellent versatility.

Practical touches include a utility room with external access and direct entry to the double garage. The downstairs WC is accessible from here too.

Upstairs, the property continues to impress with spacious accommodation.

The principal bedroom is fitted with Sharps wardrobes and bedside furniture complemented by a luxurious en-suite with walk-in rainfall shower, bath, and waterfall taps.

A flexible dressing room/office space leads to the main bedroom, which also benefits from substantial built-in storage recessed into a c. 4ft niche.

There are also a two further double bedrooms.

Externally, Celtic House is equally impressive. The south-facing gardens wrap around the property, enjoying exceptional sunlight, a mature Yew tree, three apple trees, and plenty of lawn for entertaining or play. Outdoor electric socketing adds further convenience.







Situated in the heart of Thorpe Satchville, a thriving village community, residents enjoy a range of charming local amenities including a weekly fish and chip van, home-baked bread and cakes available on an honesty box basis, and a bus service to Melton Mowbray. Primary schooling is available at the nearby Great Dalby Church of England Primary School, with a frequent bus service, with strong secondary schooling available in Melton Mowbray, and nearby public schooling at Ratcliffe College, Oakham and Uppingham.

No Onward Chain

Tenure: Freehold

Mains Electric, Water and Sewerage, Oil Fired Central Heating

Council Tax Band: G (Melton Borough Council)

EPC Rating: D





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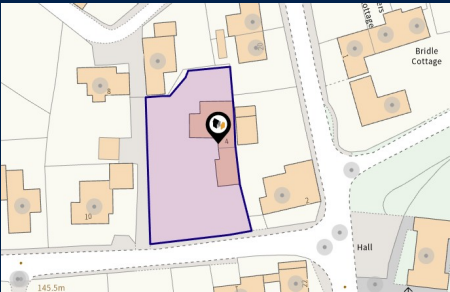
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Celtic House is a substantial four-bedroom detached home on a 0.27-acre plot in Thorpe Satchville. With five versatile reception rooms, a stylish orangery, double garage and south-facing wraparound gardens, it's ideal for family and multi-generational living.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

