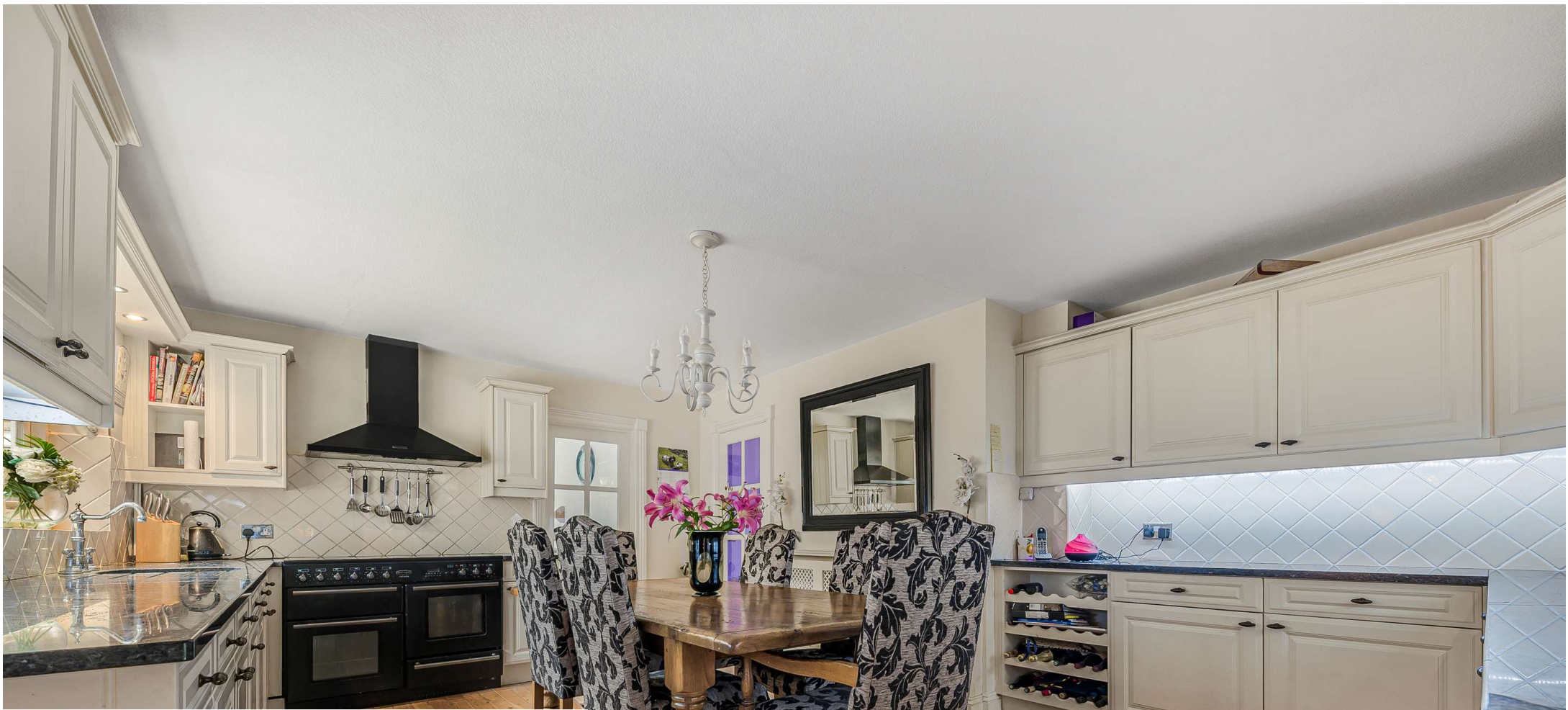




Town End, Somerby
Offers Over £800,000





Welcome to Pembroke House, a substantial home positioned on a plot of 0.4 acre and internal accommodation circa 330sq ft square feet. Offering much more than meets the eye, this impressive, detached residence offers an abundance of space both inside and out, perfectly combining grandeur with practicality.

The property is situated within the picturesque village of Somerby, located equidistant from the market towns of Melton Mowbray and Oakham. Somerby has a closely knit community, the village benefitting from a doctor's surgery, award winning public house 'The Stilton Cheese' and village hall.

The ground floor accommodation amounts to an impressive c. 2,100 square feet and is centred around two magnificent reception rooms, each enjoying generous proportions. The living room has been dressed traditionally with neutral decor and panoramic views of the outside space, possessing an open fire. The sitting room provides additional reception space and flexibility for multi-generational families or entertaining purposes, and benefits from an LPG gas fire.

The impressive kitchen boasts an abundance of cupboard and drawer space, offering practicality and style. At its centre sits an electric Rangemaster cooker, perfect for culinary endeavours, complemented by generous worktop areas for food preparation, and capacious for a table of six. The kitchen blends workspace, storage and social space in perfect harmony.

A generous double bedroom is located on the ground floor with en-suite bathroom, perfect as a principal bedroom, guest suite or additional reception space. Providing built in wardrobes and large windows which frame delightful views of the rear garden.

Conveniently located off the kitchen, the utility room offers functionality with plumbing for laundry appliances and additional worktop space.





A beautifully proportioned formal dining room, perfect for hosting family gatherings or dinner parties. French doors to the rear garden provide an abundance of natural light, and its generous dimensions easily accommodate a full-size dining table and side furnishings. There is direct access to the living room, creating a natural flow between spaces.

A light-filled gallery landing, finished with neutral carpets, creates an inviting approach to the home's first floor. From here, access is provided to four well-proportioned bedrooms and the stylish family bathroom. The bathroom itself is a statement of elegance, featuring an impressive freestanding bath as its centrepiece, complemented by a classic pedestal sink and quality finishes throughout.

Bedroom four benefits from eaves storage to both the left and right flanks, and there is a main loft served by a hatch on the gallery landing.

The layout combines comfort and practicality with a refined sense of style, offering a calm and welcoming upper floor for family living.

Set within a plot of approximately 0.4 acres, the rear garden is hidden from the road and offers much more than meets the eye. To one side, eight vegetable beds provide ample opportunity for homegrown produce, while the expansive lawned area delivers open space for recreation, relaxation, or further landscaping. A capacious patio forms an ideal setting for al fresco dining and summer entertaining, seamlessly connecting the home to its verdant surroundings. Mature planting and the generous proportions of the plot create both privacy and a sense of rural tranquillity, all within easy reach of local amenities.

This is a rare opportunity to secure a substantial home on a sought-after plot size, offering versatility, elegance, and outstanding kerb appeal. Internal viewing is highly recommended to







avoid disappointment.

Tenure: Freehold

Oil Fired Central Heating, Mains Water, Sewerage Drainage and Electricity.

Council Tax: Band: F

EPC: Rating: E

ENTRANCE HALL:

W/C:

KITCHEN/BREAKFAST: 5.81m x 3.52m (19'1" x 11'7")

UTILITY:

LIVING ROOM: 7.14m x 4.60m (23'5" x 15'1")

BEDROOM ONE: 6.01m x 3.86m (19'8" x 12'8")

EN-SUITE:

DINING ROOM: 4.58m x 4.37m (15' x 14'4")

SITTING ROOM: 6.31m x 4.96m (20'9" x 16'3")

LANDING:

BEDROOM TWO: 3.85m x 5.08m (12'8" x 16'8")

BEDROOM THREE: 2.88m x 5.34m (9'5" x 17'6")

BEDROOM FOUR: 2.72m x 3.75m (8'11" x 12'4")

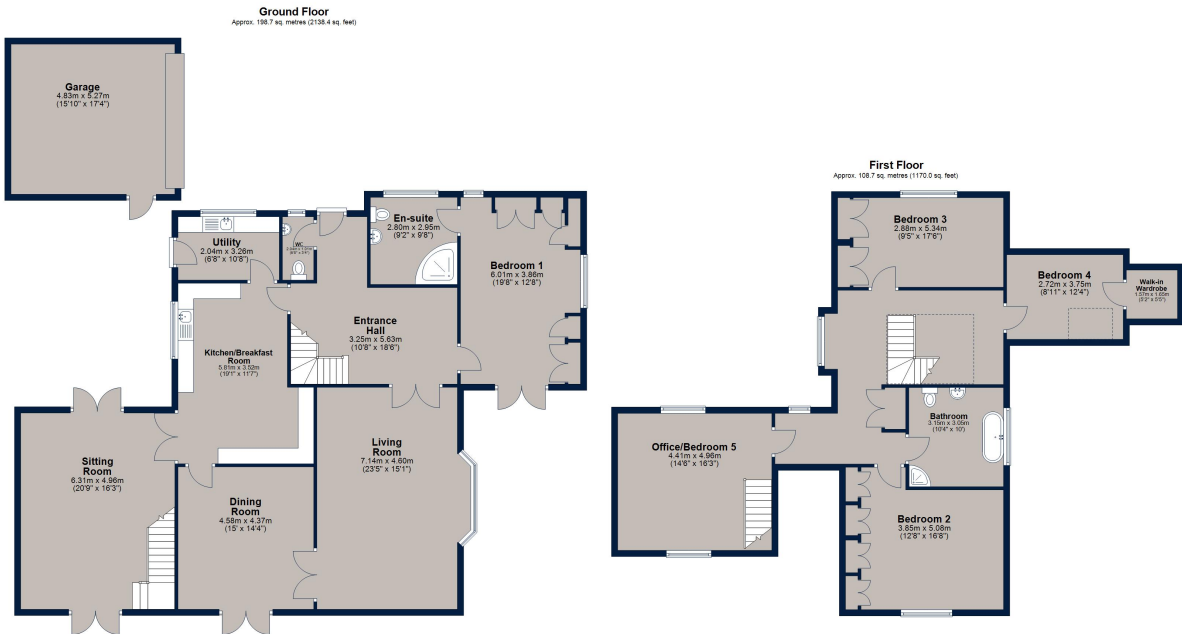
BEDROOM FIVE/OFFICE: 4.41m x 4.96m (14'6" x 16'3")

GARAGE: 4.83m x 5.27m (15'10" x 17'4")





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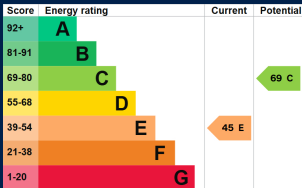
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Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, post office/village shop, a village hall, public house, bustling allotments, and a riding

school. The nearby towns of Oakham and Melton Mowbray also provide excellent amenities.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements