



STONESBY HOUSE

THE GREEN, STONESBY

JAMES
SELICKS

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A spacious, five-bedroom, brick-built village home sitting in mature gardens with stabling and paddock land on the edge of this popular Leicestershire village.



- Kitchen/Breakfast room
- Dining room
- Sitting room
- Family room
- Study
- Utility room
- Downstairs WC
- Five double bedrooms
- Family bathroom & three en-suites
- Large garden with paddock land & stabling
- Ample off-road parking
- Double garage
- EPC - E

Melton 7 miles

Leicester 25 miles

Nottingham 22 miles

Oakham 12 miles

Grantham 11 miles

Stonesby House

13 The Green
Stonesby
Melton Mowbray
LE14 4QE

ACCOMMODATION

The property is entered into a large and light filled dining hall with stairs rising to the first floor and doors off to the sitting room, kitchen, study and a downstairs WC.

The formal sitting room has Karndean floors, windows to the front and side, a feature fireplace with an open fire inset and built in shelving in the left-hand side chimney breast.

The study or snug sits to the rear of the property with further built in shelving offering plentiful storage space.

All three of these reception rooms have generous bay windows creating a real sense of space, allowing the light to flood in and affording wonderful views of the garden and beyond.

The kitchen breakfast room is the focal point of the ground floor with a comprehensive range of floor standing and wall mounted cupboards and drawers under solid granite worktops. There is an oil-fired AGA, space for a dishwasher, a Range cooker with extractor over and space and plumbing for an American style fridge freezer. The kitchen then opens into a garden/family room which has a floor to ceiling gable window looking out over the garden and windows to both sides.

The utility/boot room sits just off the kitchen and has additional storage and worktop space, space and plumbing for a washing machine and tumble dryer, a boiler cupboard housing the oil-fired central heating boiler and a useful pantry cupboard.

To the first floor the generous landing gives access to the airing cupboard housing the pressurised hot water tank, the loft space and the bedroom and bathroom accommodation.

The master bedroom has windows on two sides looking out over the gardens and offers built in

wardrobes and a spacious en-suite bathroom.

Bedroom two has built in double wardrobes and an en-suite shower room. The further three bedrooms are also a good size, one with further en-suite and the other two served by the family bathroom.

The family bathroom has a panelled bath with shower over, wash hand basin built into a vanity unit and a low flush WC.

OUTSIDE

To the outside, the property is approached through wrought-iron gates leading onto a large tarmac driveway giving access to the double garage. There is vehicular access down the left-hand side of the property leading down to the paddock. The house enjoys views over mature gardens which have a variety of flower beds and borders, an abundance of mature trees and shrubs providing year-round interest, plus a productive vegetable patch.

Just beyond the garden is the stable block which offers five stables, one being larger and currently used as a tack room. There is gated access both back into the garden and out into the three-acre paddock.

LOCATION

Stonesby is a pretty conservation village just outside Melton Mowbray. The village is well located with access to Grantham, Oakham, Leicester and Nottingham as well as being just eight miles from the A1.

DIRECTIONAL NOTE

Leave Oakham on Burley road taking the 1st exit at the roundabout and then the 3rd exit at the next onto Ashwell Road. Continue on this road through Ashwell, Edmondthorpe, Wymondham and Garthorpe. Reaching the end of this road take a right onto Waltham Road and continue on in Stonesby village. The Green is the first left after entering the village and you will find Stonesby House in the furthest right-hand corner.

SERVICES & COUNCIL TAX

The property is offered to the market with mains water and electricity & oil-fired central heating – there is no gas to the village. It is served by Buckminster Satellite Broadband. Council Tax Band G.



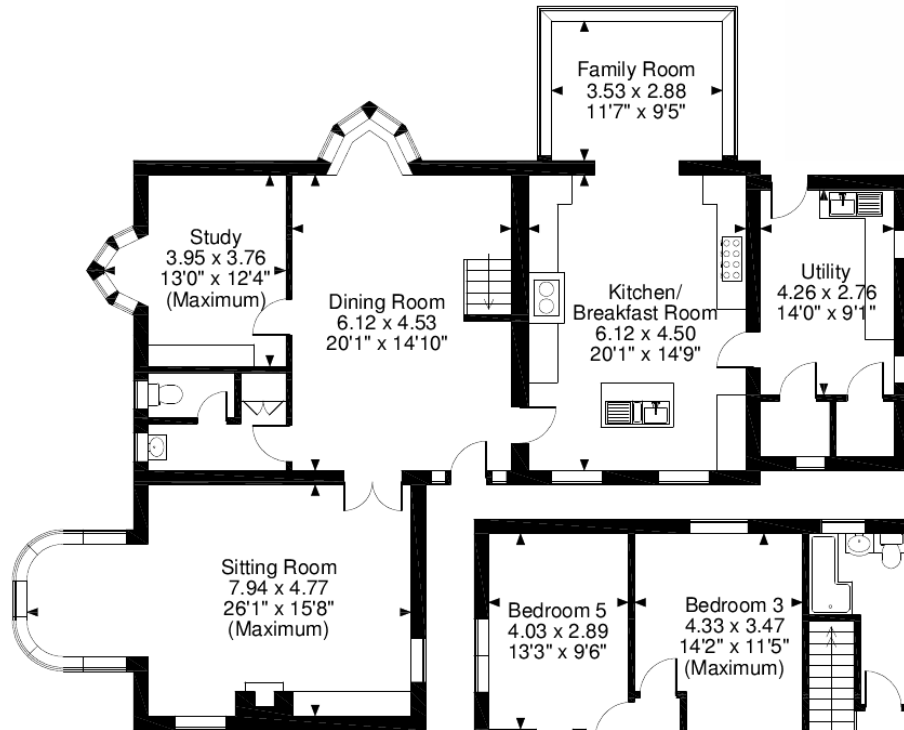
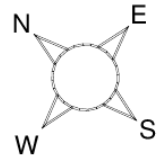


Stonesby House, 13 The Green, Stonesby, Leicestershire LE14 4QE

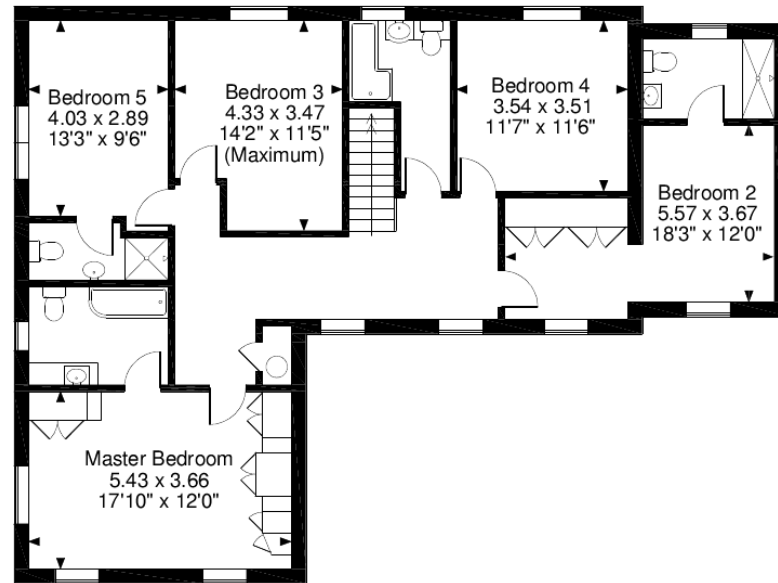
House Total Approx Gross Internal Floor Area

Main House = 2782 SQF | Garage = 394 SQF | Stable Block = 1043 SQF

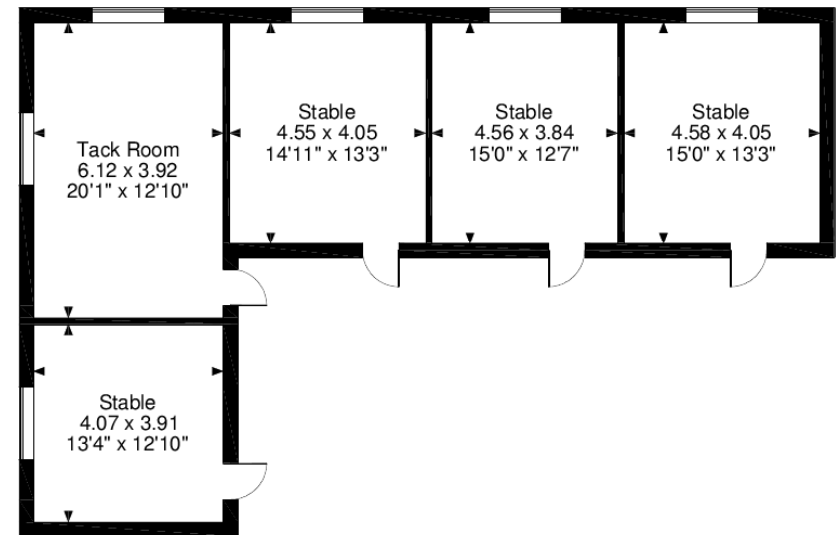
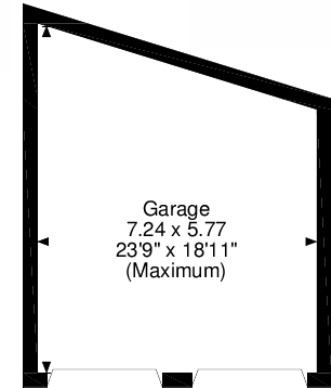
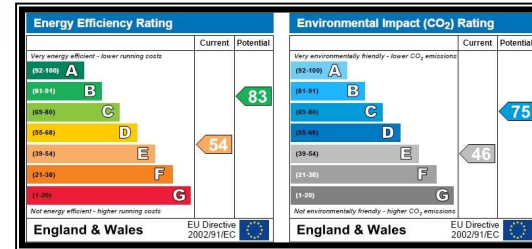
Measurements are approximate, not to scale, illustrative purposes only.



Ground Floor



First Floor



Stable Block



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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