



2A Town End, Somerby, Melton Mowbray, LE14 2QQ

£550,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

2A Town End Somerby Melton Mowbray LE14 2QQ

An individual detached three-bedroom bungalow presented as a complete blank canvas, tucked away on an extensive plot within the highly regarded village of Somerby.

The single-storey accommodation includes a generous living room with garden patio doors, a separate versatile snug, a substantial kitchen/breakfast room with a utility area, and a principal bedroom with a dedicated en-suite shower room.

A standout feature of the property is its outstanding collection of outbuildings, featuring a large independent brick workshop/tandem garage block and a substantial semi-open covered barn.

Approached via a generous driveway providing parking for multiple vehicles and leading to private wrap-around gardens, the footprint of the site offers clear long-term potential for future residential development or an independent annexe, subject to planning permission.



Living Room



Kitchen



Description

Occupying a highly desirable, tucked-away position within the prestigious village of Somerby, Town End represents a genuinely rare and incredibly versatile property proposition. This individual detached three-bedroom bungalow is presented as a complete blank canvas, offering incoming purchasers an exceptional opportunity to modernise, reconfigure, or extensively renovate a substantial single-storey home to their own exacting tastes and standards. Offered to the market with no upward chain, the property is perfectly suited for those seeking a rewarding creative project in one of the area's most sought-after rural settings.

The residence features a generous and well-proportioned layout. The accommodation is accessed via a welcoming central hallway which flows into the principal living areas. Positioned to the rear to maximise privacy and garden views, the expansive main living room features wide patio doors opening directly onto the patio, alongside a focal brick fireplace. Directly adjacent, a separate versatile snug offers an ideal space for a home office, or quiet reading corner. The substantial kitchen breakfast room is fitted with a classic range of wall and base units, providing a wonderful foundation for a contemporary culinary transformation, and links seamlessly through to a highly functional utility area and a separate cloakroom/WC.

The bedrooms are cleverly zoned away from the main living spaces. The generous principal bedroom overlooks the front approach and benefits from its own dedicated en-suite shower room. Two further well-proportioned bedrooms offer excellent flexibility for family members, guests, or hobby rooms, and are serviced by a central family bathroom. An integral garage adds further convenience or provides an obvious option for additional internal conversion, subject to the necessary building consents.

What truly sets Town End apart from conventional village bungalows is its extensive plot and outstanding collection of versatile outbuildings. Ideal for classic vehicle enthusiasts, lifestyle buyers, tradespeople, or those running a business from home, the external facilities include a substantial semi-open covered barn perfect for secure machinery storage or a dry working environment. Additionally, a large, independent workshop with garage robust double timber doors, provide an incredible footprint for vehicular restoration, fabrication, or extensive studio space.

The property is approached via an extensive driveway providing off-road parking for multiple vehicles or commercial vans, leading to a wrap-around garden layout featuring mature trees, paved patios, and private lawned areas. Given the impressive footprint of the outbuildings and the overall size of the plot, there is clear, undeniable scope for future residential development or the creation of an independent holiday let/annexe, subject to obtaining the necessary planning permissions from the local authority.



Front Garden



Covered Barn



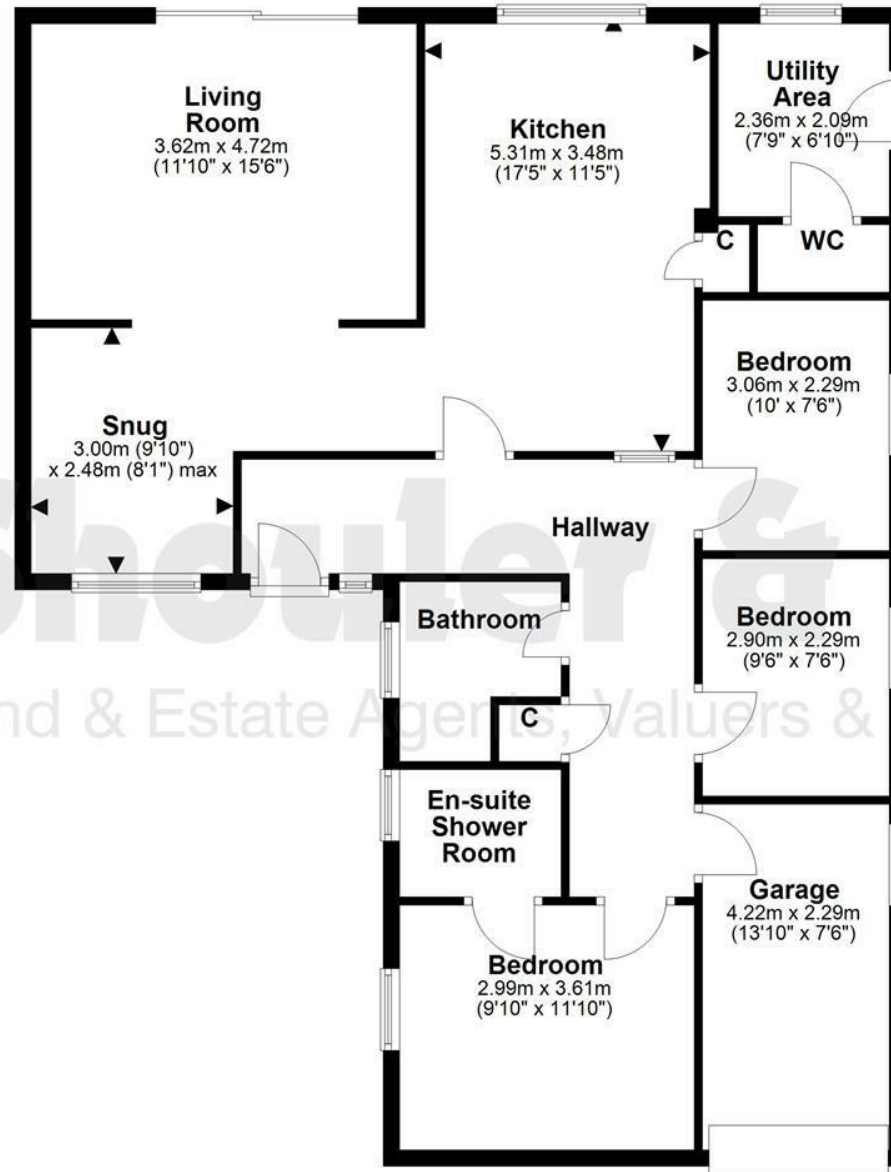
Work Shop



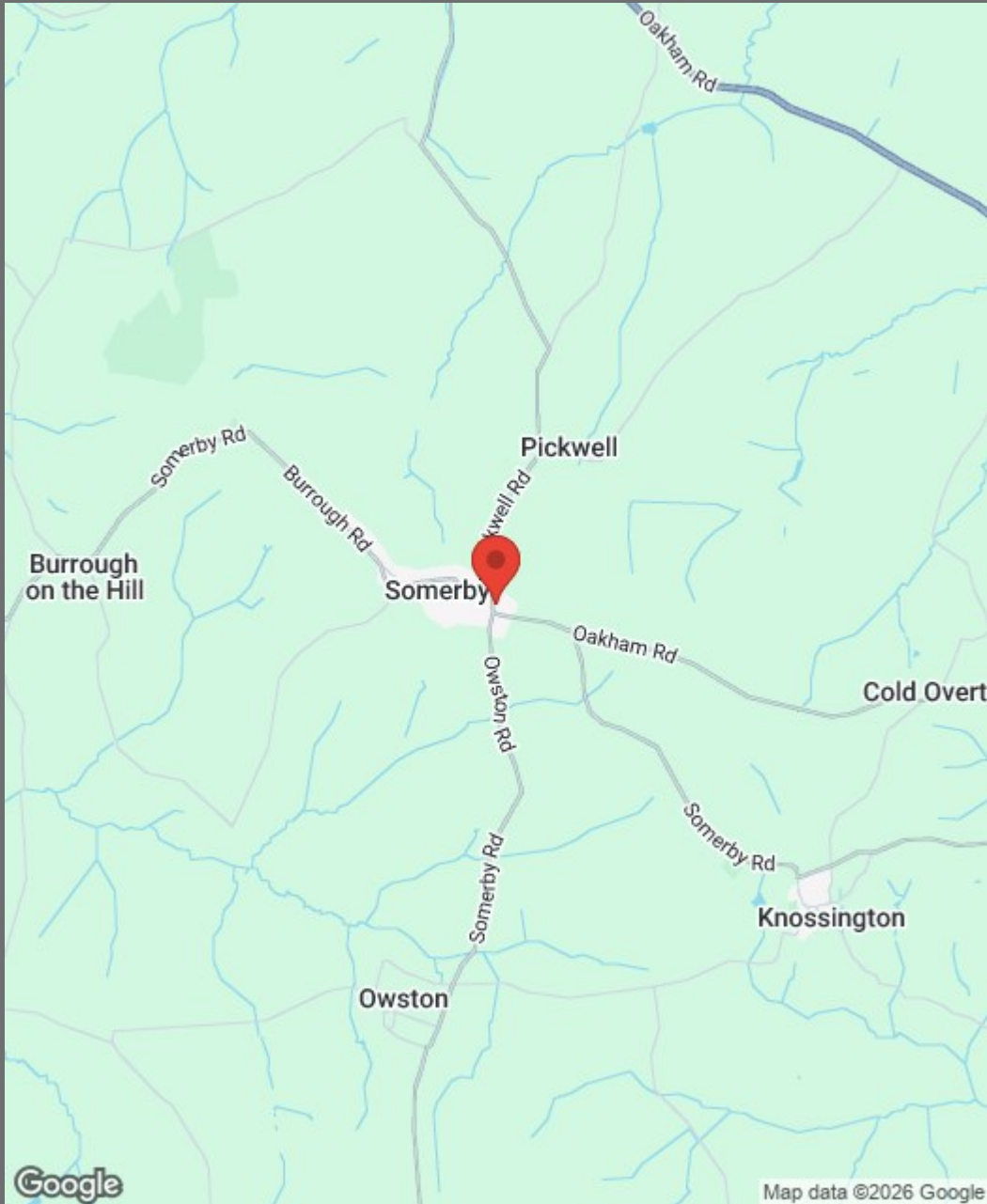
Driveway

Ground Floor

Approx. 111.8 sq. metres (1202.9 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- **Detached Village Bungalow:** A highly versatile detached single-storey home with a well-proportioned layout.
- **Complete Blank Canvas:** An exceptional opportunity to modernise, update, and reconfigure to your own exact specifications.
- **Premium Village Setting:** Tucked-away position in Somerby, one of the area's most desirable and scenic country locations.
- **Extensive Outbuildings:** Fantastic external facilities including a large independent workshop.
- **Covered Storage Barn:** Substantial semi-open portal barn ideal for housing machinery, classic cars, or commercial items.
- **Development Potential:** Clear long-term scope for site expansion, a holiday let, or secondary residential development (STPP).
- **Flexible Living Layout:** Features a spacious living room with patio doors, a separate versatile snug, and a large kitchen/breakfast room.
- **Three Well-Proportioned Bedrooms:** Includes a generous principal bedroom complete with a dedicated en-suite shower room.
- **Substantial Off-Road Parking:** Extensive driveway approach providing turning and parking space for multiple vehicles.
- **Wrap-Around Gardens:** Enclosed outdoor space featuring mature trees, private lawned areas, and paved patios perfect for entertaining.



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