

The Yews, 35 Watsons Lane, Harby, Melton Mowbray, LE14 4DD

£750,000

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

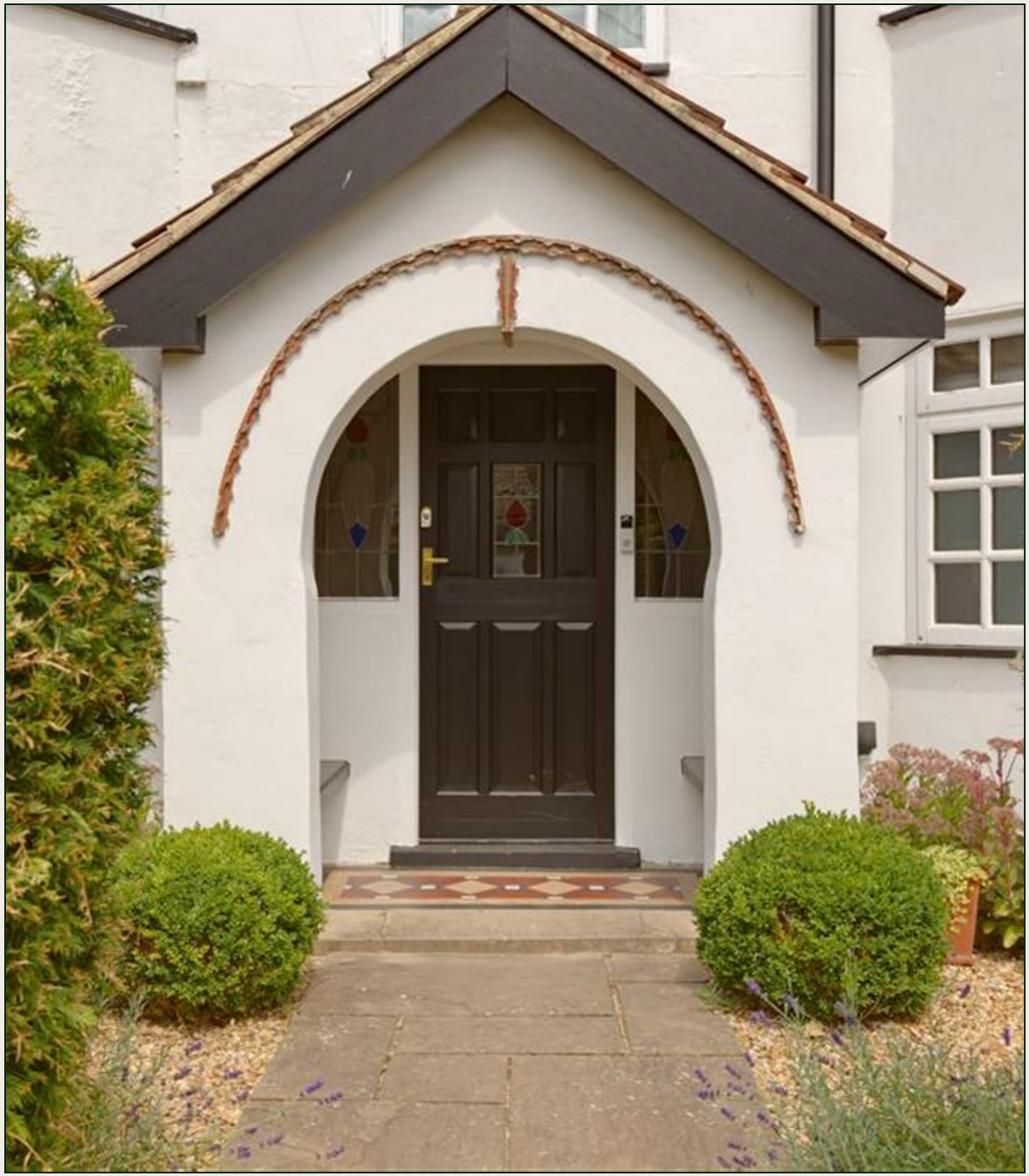
The Yews
35 Watsons Lane
Harby
Melton Mowbray
LE14 4DD

Set within the highly regarded village of Harby in the vale of Belvoir, The Yews offers contemporary living whilst retaining traditional character features and well proportioned rooms. The residence offers convenient connections to the A1, Vale of Belvoir, Melton Mowbray and Grantham while mainline rail services from Melton Mowbray provide good links to Leicester, Stamford, Birmingham Cambridge and Peterborough.

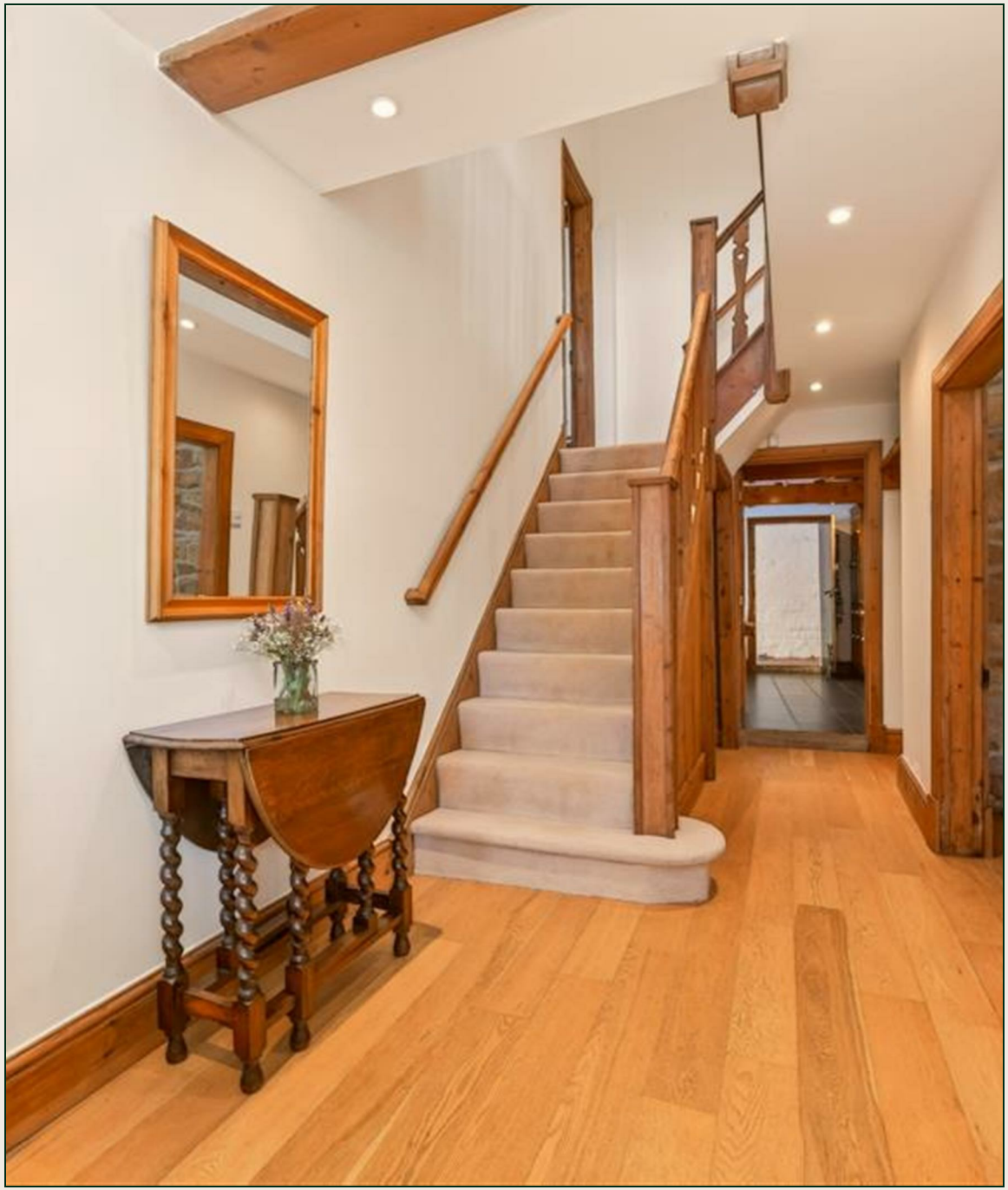
The Yews in part forms what was once the village post office and retains many charater features and has been sympathetically renovated and improved over the years to include double glazed oak windows, pitch pine doors, beamed ceilings, art deco fire place and further wood burning stove, an oil fired heating system and a traditional solid pine shaker kitchen with tiled worktops very much in keeping with the property.

The accomodation comprises of reception hallway, two reception rooms to the front, downstairs wet room, kitchen, dining room, utility room, cellar, annexe office with further bedroom off the office area. Upstairs there is a galleried landing leading to the master bathroom, four further bedrooms, dressing room and two ensuites. Outside the property has a mature landscaped garden to the front with a detached double garage.

The accomodation is adaptable as the rear of the property could be utilized as an annexe given the layout which would be suitable and ideal for multi generational living.



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SUMMARY

Entrance Hallway : Entered via a hardwood door with leaded units to each side with minton tiles to the porch, the hall has stairs to first floor landing, solid oak floor and door to :

Reception Room One : With exposed stonework, art deco fire insert and hearth with open fire, oak flooring, radiator and oak framed bay window overlooking the mature garden.

Reception Room Two : A well proprtioned room with exposed stonework, oak framed bay window, cast iron wood burning stove with brick surroud and solid oak flooring.

Downstairs Wet Room/WC : With a low flush WC, sink, electric shower with tiled walls, wall mounted tile rail, exposed stone wall and door to under stair cupboard.

Kitchen : A well presented traditional solid pine fitted kitchen comprising a range of eye and base level units, tiled worksurfaces, stainless steel sink, extractor fan, integrated electric hob and electric oven, integrated under counter fridge, tiled splashbacks and flooring.

Dining Room : Situated off the kitchen this room has wood engineered flooring and leaded stained glass door to store cupboard.

Side Entrance Lobby : With door to roadside and quarry tiled floor and oak door to small internal courtyard area and further double glazed door to larger courtyard housing the oil storage tank.

Utility/Boom Room : With a range of eye and base level units, stainless steel sink, space for washing machine, Worcester Bosch floor mounted boiler and stairs to first floor, original flag stone flooring and door to WC.

WC : With low flush WC and sink.

Cellar : Having quarry tiled floor and vaulted brick ceiling.

First Floor Office/Study : With wooden flooring and door leading to bedroom.

Stairwell and Landing : With original pine bannister and balustrades with galleried landing with door to :

Family Bathroom : Comprising low flush WC, sink, bath, mixer shower in enclosure, tiled flooring, heated towel rail, exposed stonework.

Bedroom Two : A single bedroom with fitted wardrobe door through to dressing room with fitted furniture and cupboard.

Bedroom Three : A double bedroom.

Bedroom Four : A double bedroom with shelving, beams and bay window overlooking garden.

Bedroom Five : A double bedroom with bay window over looking garden and door to storage cupboard and further door to ensuite.

Ensuite : With electric shower within enclosure, low flush WC, towel rail, sink, fully tiled walls and flooring.

Gardens :

Bedroom Five : Located within the rear annexe which is a double bedroom with engineered flooring.

Gardens : To the front there is a mature landscaped walled garden with a range of established shrubs, trees and plants and indian sandstone paving. There is a gravelled driveway with parking for 2 cars and a detached double garage with power and light connected.





Sitting Room



Study



Kitchen



Dining Room



Bedroom 1



Bedroom 3



Bedroom 2



Dressing Room

The Yews, Harby

Approximate Gross Internal Area

Main House = 219 sq.m/2357 sq.ft

Annexe = 54 sq.m/518 sq.ft

Garage = 26 sq.m/283 sq.ft

Total = 299 sq.m/3158 sq.ft

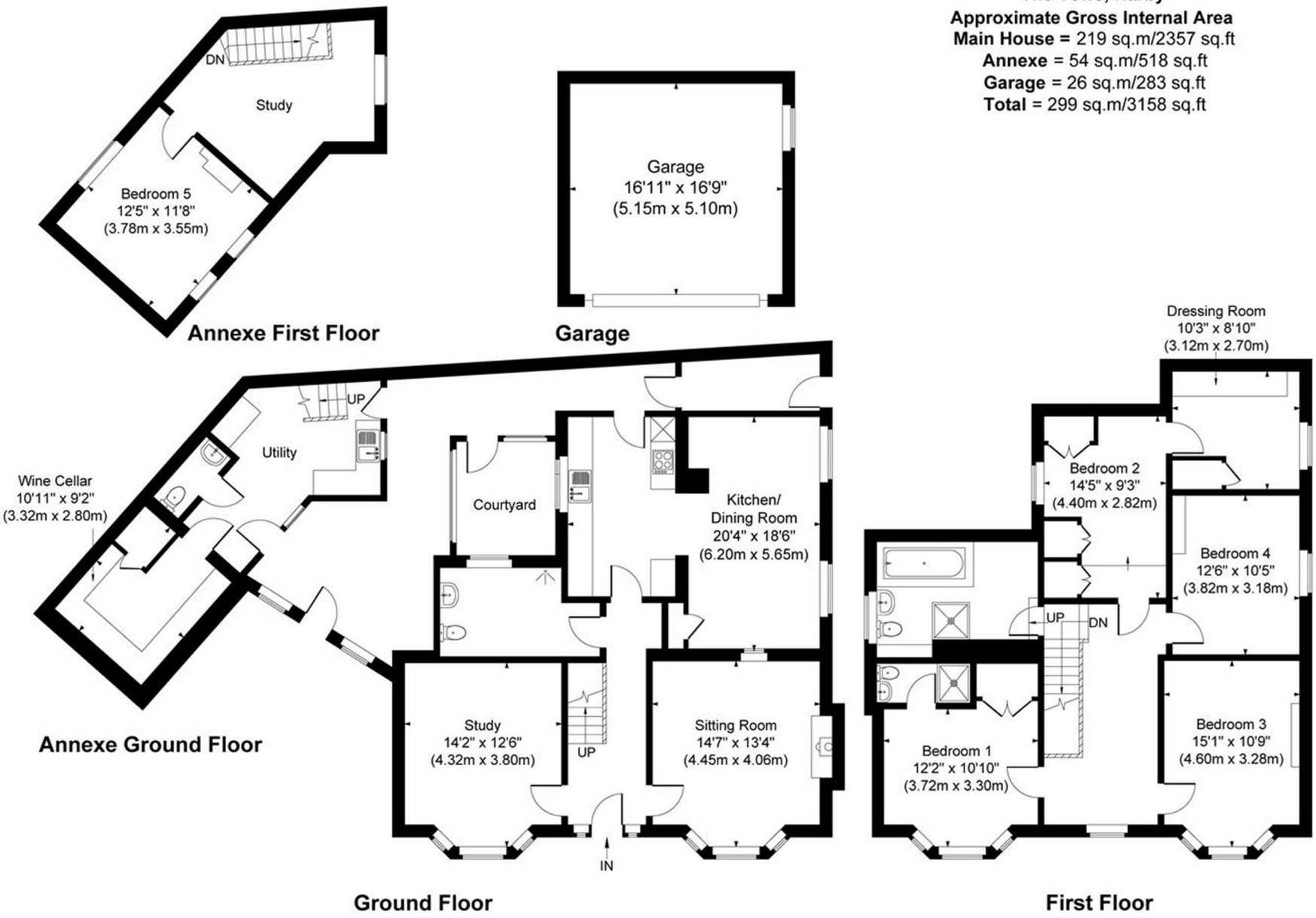
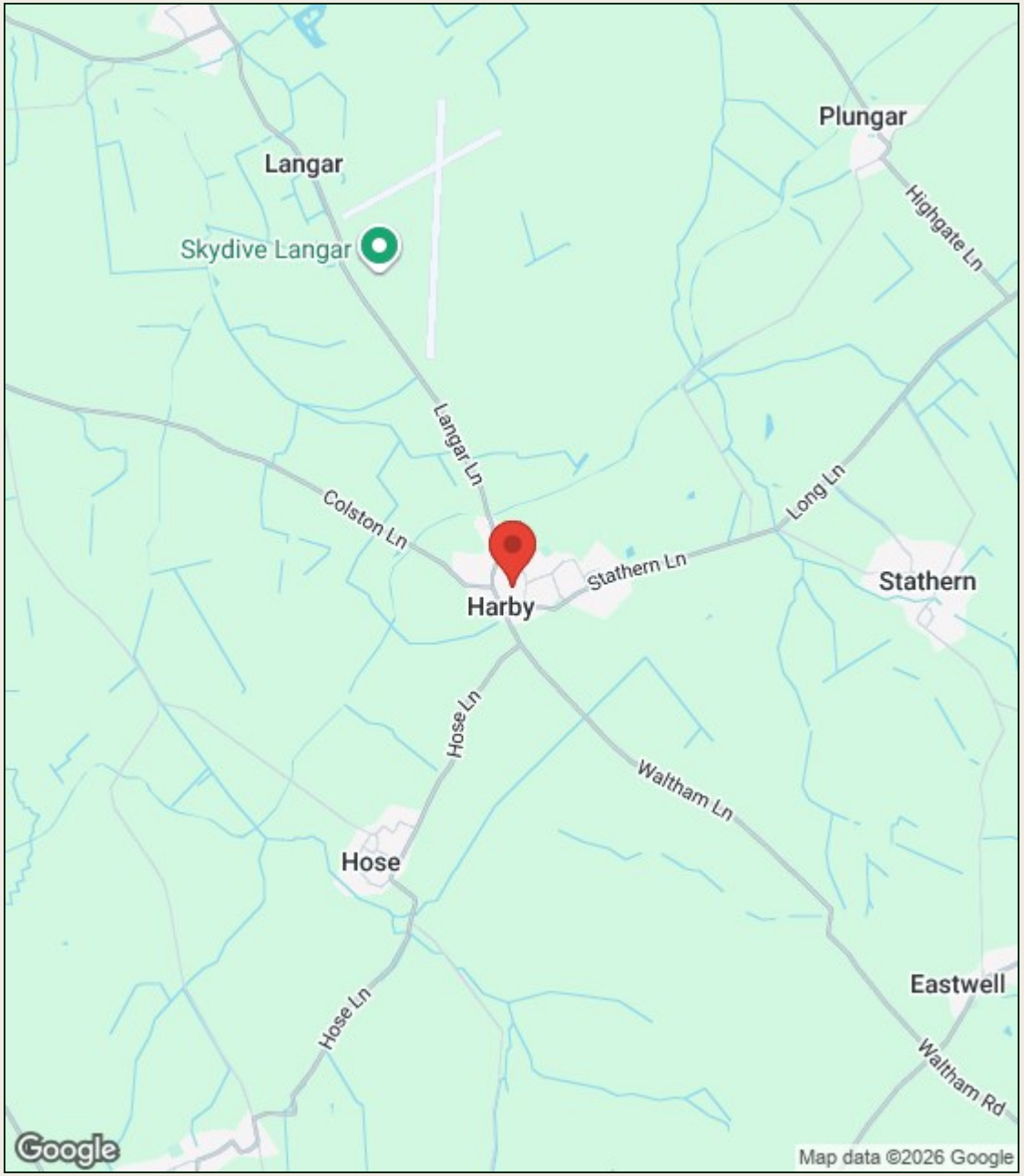


Illustration for identification purposes only, measurements are approximate, not to scale.

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- WELL APPOINTED PERIOD PROPERTY
- SOUGHT AFTER VILLAGE LOCATION
- OAK DOUBLE GLAZED WINDOWS
- OIL FIRED HEATING
- NO ONWARD CHAIN
- LINK DETACHED WITH MATURE GARDEN TO FRONT
- DOUBLE GARAGE WITH DRIVEWAY
- FIVE BEDROOMS & TWO ENSUITES
- CHARACTER FEATURES THROUGHOUT
- THREE RECEPTION ROOMS

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Utility



Wine Cellar



Annexe Study



Bathroom



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