



CHARITY HOUSE

CHAPEL LANE, SOMERBY

JAMES
SELICKS



“... AN ENCHANTING, IRONSTONE, FIVE-BEDROOM VILLAGE HOME ...”

Charity House, originally built in the 1600's, is an enchanting ironstone, five-bedroom village home offering substantial accommodation and oozing with character, all sitting on a wonderful plot surrounded by its own gardens with stunning countryside views.

Dining Kitchen, Utility Room • Five Reception Rooms • Downstairs Cloakroom • Five Bedrooms • Three Bathrooms • Wrap-Around Gardens • Countryside Views • Village Location • Private Driveway, Double Garage • EER - F •

Accommodation

Charity House is a superb village home comprising five reception rooms, a large dining kitchen, five bedrooms and three bathrooms. The property sits on the most magnificent plot, nestled into the heart of Somerby village.

The kitchen is a traditional farmhouse style with a quarry tiled floor, exposed timber beams, stonework, and stone miller windows. There are a great range of units, an oil-fired AGA, electric oven and hob, integrated dishwasher, double Belfast sink, space for fridge freezers and a door out to the rear patio. A utility room sits just off the kitchen with a secondary sink and ample storage.

To the north end of the property there are three reception rooms, the lounge and dining room both have fireplaces, the lounge with a wood burning stove and the dining room with an open fire. A hallway leading off the lounge provides access to a spacious study and the downstairs cloakroom. To the south end of the property there are two further reception rooms, one being the formal living room, a superb space with generous proportions and a beautiful stone fireplace with a timber hearth and wood burner inset. Double doors open from here into the conservatory that has French doors opening out to the patio and garden beyond.



Accommodation continued...

There are two staircases, one located next to the study that leads to a large bedroom, walk-in wardrobe and bathroom providing a great area to be used as a master suite. The second staircase rises from the lounge to a generous landing giving access to a further four bedrooms, a family bathroom, and a shower room. Bedrooms two and three are large double rooms both with windows taking in the wonderful countryside views. Bedrooms four and five, still generously sized rooms with high ceilings creating a sense of space. These four bedrooms are served by a family bathroom and a shower room.

Outside

The property is approached through timber double gates at the very end of Chapel Lane. The gates open onto a large driveway with ample parking and access to the detached double garage. The garage has up and over doors, ample storage on the first-floor level and a designated workshop and storage area. The garden for the property surrounds it on all sides, made up of a combination of lawns, mature borders, and specimen trees, intercepted by paths. There are also a variety of cleverly positioned patios designed to take advantage of the sun throughout the entirety of the day.

Charity House is a property of exceptional quality and one where the historic character features including the exposed timber beams, exposed stonework, and stone mullion windows, are embraced, and showcased throughout. It is certainly a property that must be viewed to be appreciated and is offered to the market with agent's highest recommendation.

“... SURROUNDED BY ITS OWN
GARDENS WITH STUNNING
COUNTRYSIDE VIEWS ...”





Location

Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, post office/village shop and a village hall. The nearby towns of Oakham and Melton Mowbray provide excellent amenities for shopping and local commerce.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band H.

Tenure

Freehold



“... A PROPERTY OF EXCEPTIONAL
QUALITY WHERE THE HISTORIC
FEATURES ARE EMBRACED AND
SHOWCASED THROUGHOUT ...”



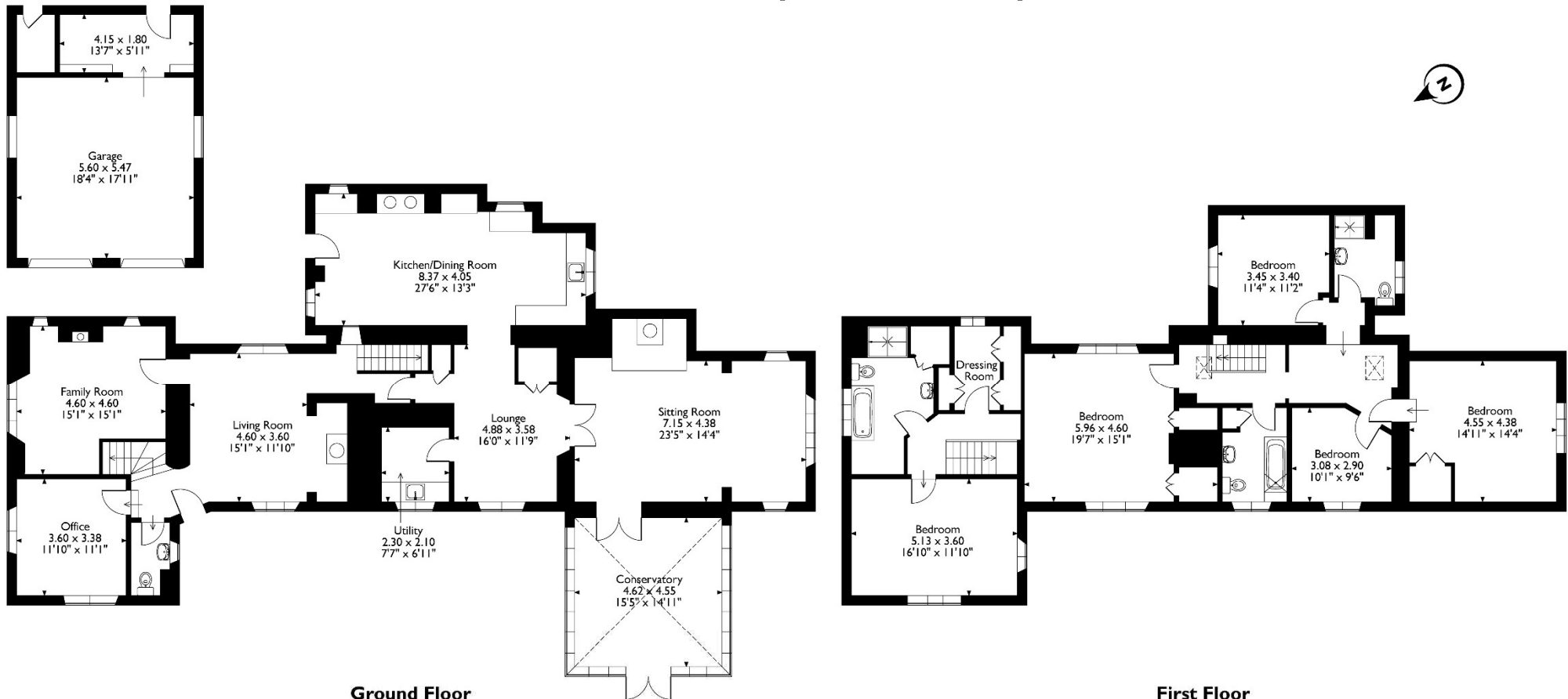
7 Chapel Lane, Somerby, Melton Mowbray, Leicestershire

Approximate Gross Internal Area

Main House = 334 Sq M/3594 Sq Ft

Garage/Outbuilding = 41 Sq M/441 Sq Ft

Total = 375 Sq M/4035 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Important Notice

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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.