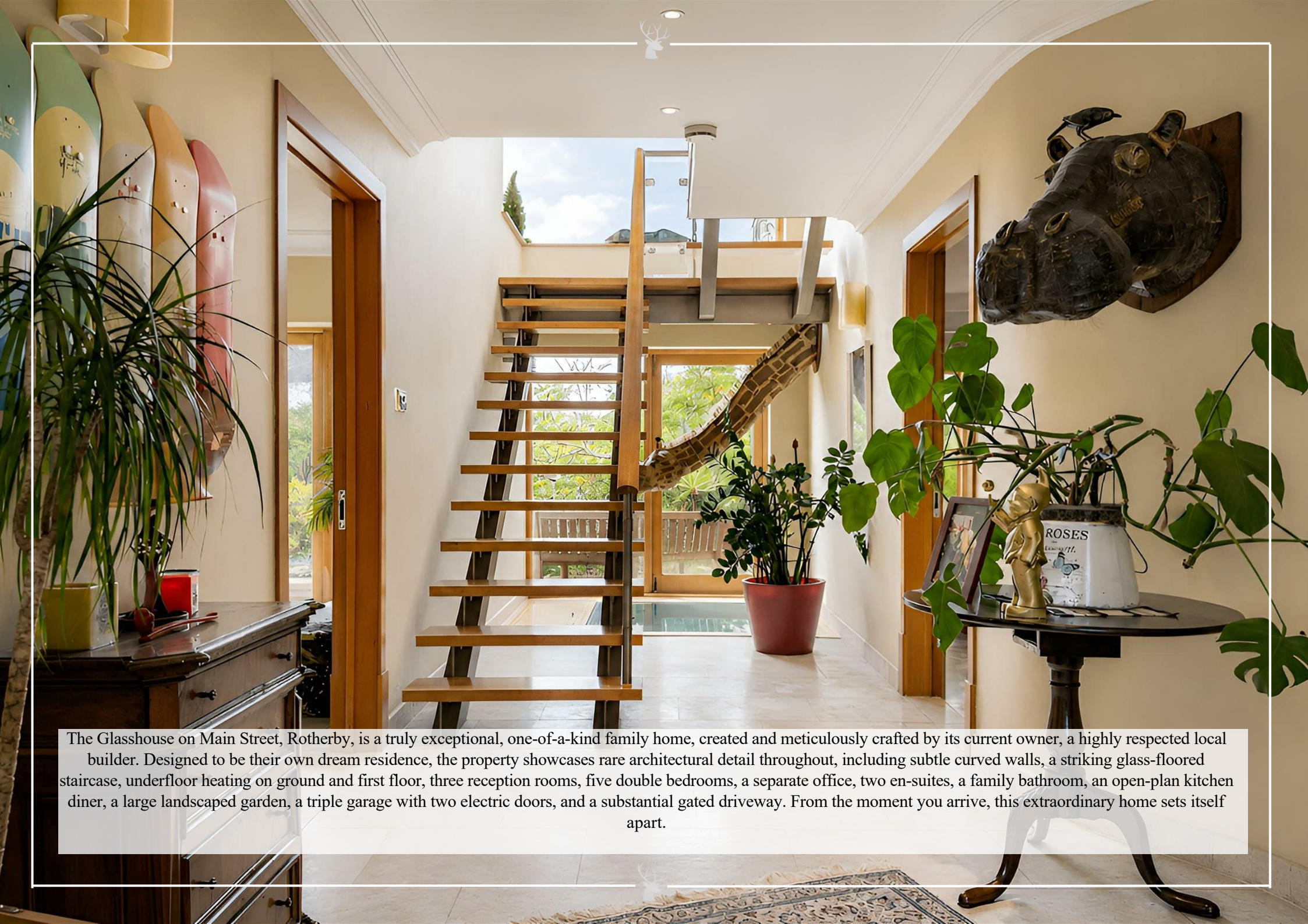




THE GLASSHOUSE, MAIN STREET, ROTHERBY

GUIDE PRICE: £1,000,000





The Glasshouse on Main Street, Rotherby, is a truly exceptional, one-of-a-kind family home, created and meticulously crafted by its current owner, a highly respected local builder. Designed to be their own dream residence, the property showcases rare architectural detail throughout, including subtle curved walls, a striking glass-floored staircase, underfloor heating on ground and first floor, three reception rooms, five double bedrooms, a separate office, two en-suites, a family bathroom, an open-plan kitchen diner, a large landscaped garden, a triple garage with two electric doors, and a substantial gated driveway. From the moment you arrive, this extraordinary home sets itself apart.



Approached from Main Street, mature trees and shrubs provide privacy as the electric gates open onto a sweeping driveway, offering your first glimpse of the perfectly symmetrical frontage. Passing beneath the impressive archway, the front door sits proudly below a glass panel inscribed with 'The Glasshouse'. Stepping inside, you are welcomed into an entrance hall filled with natural light. Gentle curved walls lead your eye down the hallway towards the large glass window behind the staircase, framing views of the garden beyond.

Immediately to your right is the formal dining room, an elegant entertaining space that flows effortlessly through sliding doors into the main lounge. Both rooms are generously proportioned and feature beautiful timber floors laid at a 45-degree angle—another subtle nod to the home's bespoke design. The entrance hall also provides access to one of the two downstairs cloakrooms and leads through to the open-plan kitchen diner.

The kitchen diner offers a bright and sociable space with polished limestone floors, a central breakfast island, and décor chosen to complement the cabinetry and worktops. French doors open onto the garden, while two additional windows ensure the room is flooded with natural light throughout the day. Leading off from the dining area is the







third reception room, a smaller, more intimate space ideal for quiet relaxation. From the kitchen you can also access the utility room, entrance lobby, cloakroom, coats cupboard, and the remarkable triple garage, designed with two electric doors wide enough to accommodate large vehicles—one of the property's standout features.

The staircase rising to the first floor is a work of art in its own right, constructed from stainless steel, maple wood and glass balustrading, completed with a glass floored half landing. From here you can look down into the glass topped sunken fish tank on the ground floor. Large windows frame uninterrupted countryside views, including sunsets behind the church spire in Hoby, making this landing not just a thoroughfare but a space to pause, relax, and admire the surroundings.

On the first floor, four generous double bedrooms, a study, a family bathroom, two en-suites, and a dressing room





are beautifully arranged around the curved landing. The master suite sits immediately to the left, offering a dressing room and a luxurious en-suite with bespoke woodwork and a curved frosted glass block wall. The bedroom itself features plush carpets, elegant lighting, and French doors that open onto a private balcony overlooking the garden.

The study next door enjoys views over the front driveway, while the stylish family bathroom offers a four-piece suite with luxury tiling. Two further double bedrooms overlook the rear garden, while the final double bedroom on this level impresses with its vaulted ceiling, dramatic lancet-style window, and contemporary en-suite complete with corkscrew heated towel rail and custom mosaic tiling.

A further bespoke maple staircase leads to the expansive top floor, a vast space running the full width of the property. Currently used as an additional lounge, it presents superb versatility and could easily be transformed into a





spectacular master suite with space for an en-suite and dressing room, or alternatively divided into two bedrooms with a bathroom. Panoramic views to both front and rear enhance the scale and beauty of this exceptional level.

Outside, the rear garden has been patiently and lovingly shaped over many years into a breathtaking space. With multiple seating areas, manicured lawns, established flower beds, sculpted rock formations, and hedging that would not look out of place in Kew Gardens, it offers a tranquil and visually striking retreat.



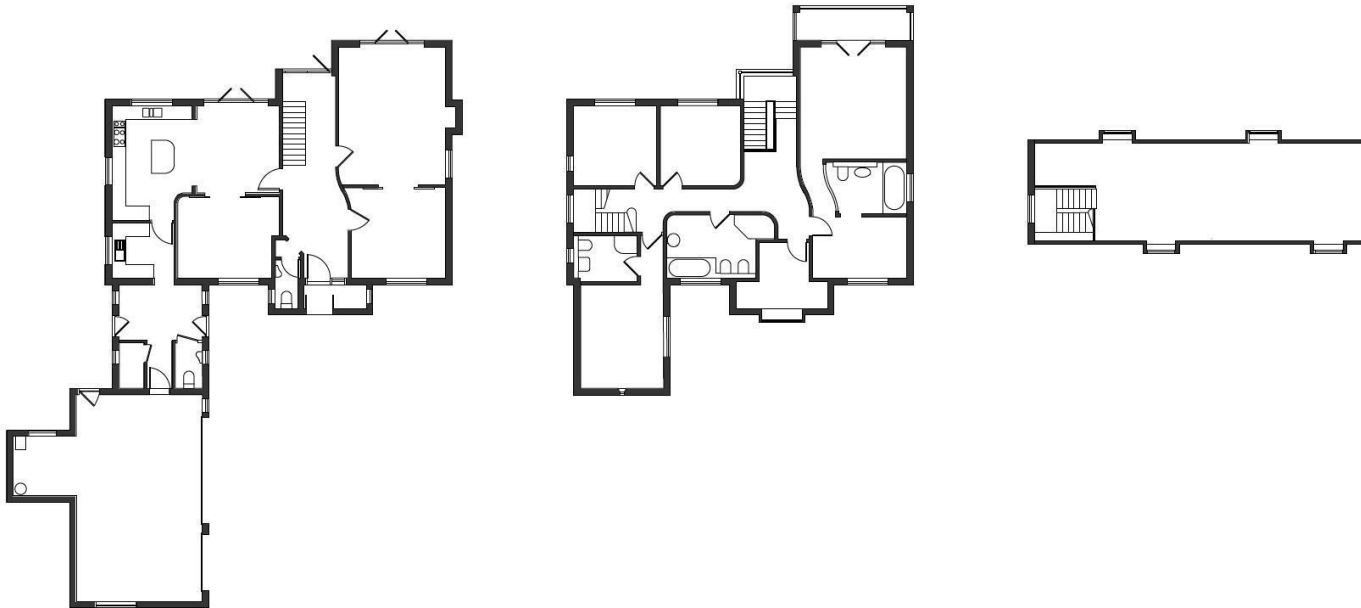
This is a rare opportunity to purchase a home of true individuality and craftsmanship, set within a picturesque rural village. Designed, created, and cherished by one family, The Glasshouse is ready for its next custodians to enjoy and continue its story.

Key Features:

- ONE OF A KIND FAMILY HOME
- STRIKING CURVED WALLS & GLASS-FLOORED STAIRCASE
- FIVE DOUBLE BEDROOMS & THREE RECEPTION ROOMS
- LUXURY PRINCIPAL SUITE WITH BALCONY
- BRIGHT OPEN-PLAN KITCHEN DINER
- HUGE TOP-FLOOR WITH FLEXIBLE USE
- TRIPLE GARAGE & GATED DRIVEWAY
- BEAUTIFULLY LANDSCAPED GARDENS
- STUNNING LIGHT-FILLED ENTRANCE HALL
- IDYLIC RURAL VILLAGE LOCATION



REZIDE



5



3



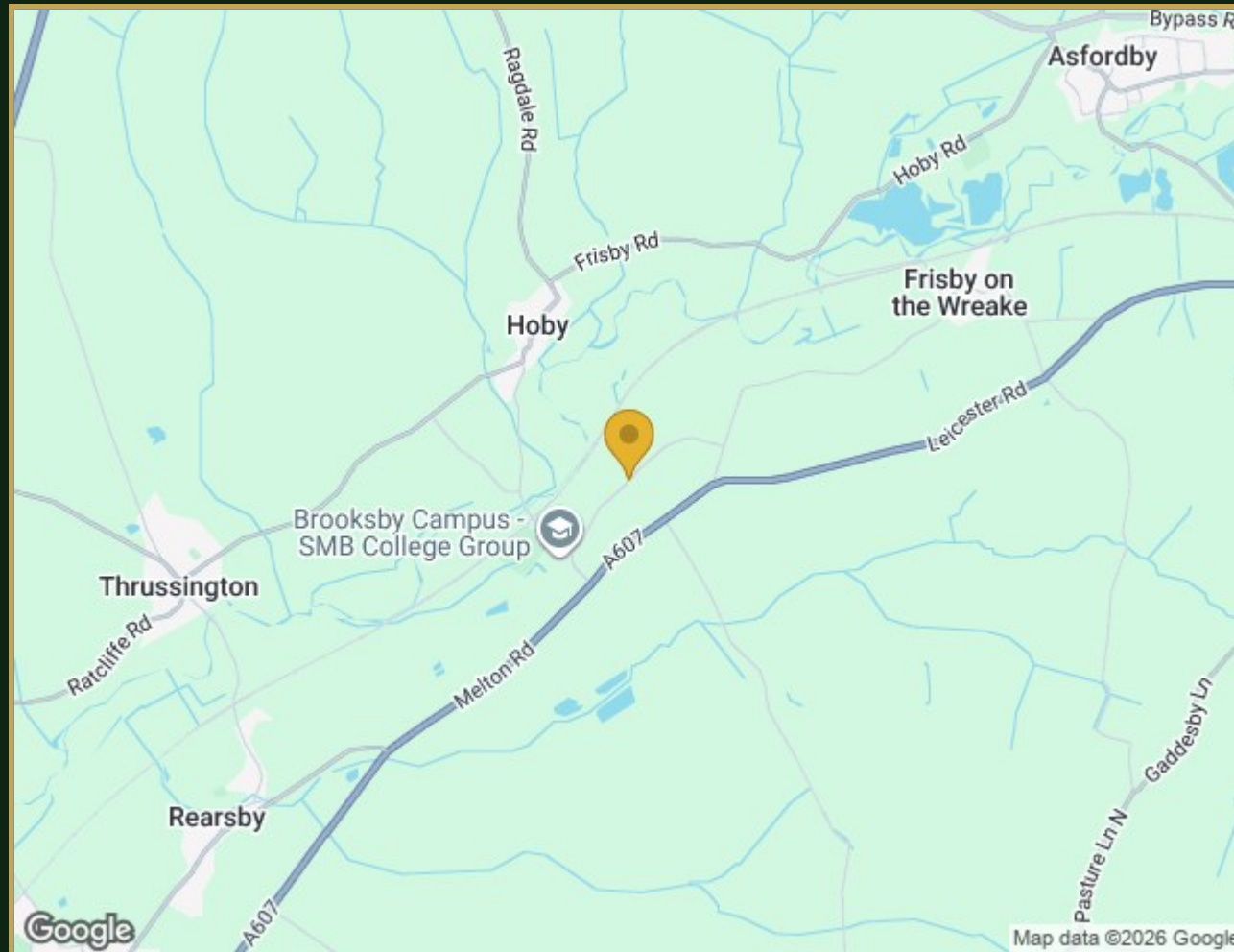
3



4131.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales					
EU Directive 2002/91/EC					
England & Wales					
EU Directive 2002/91/EC					

Property Location



The Glasshouse, 49 Main Street, Rotherby, Melton Mowbray, LE14 2LP