



**The Old Forge, 21 Church Lane, Melton Mowbray,
LE14 4HB**
£250,000

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

The Old Forge
21 Church Lane
Melton Mowbray
LE14 4HB

An exceptional opportunity to acquire a characterful, three-bedroom period cottage in need of modernisation, situated in a highly sought-after village location.

This former forge retains its rustic charm with exposed beams and a feature central stone fireplace, offering a superb blank canvas for those looking to create a bespoke family home.

The property features a spacious through-lounge, a kitchen with garden access, and a substantial attached garage with potential for conversion (STPP), all complemented by a private rear garden.





Description

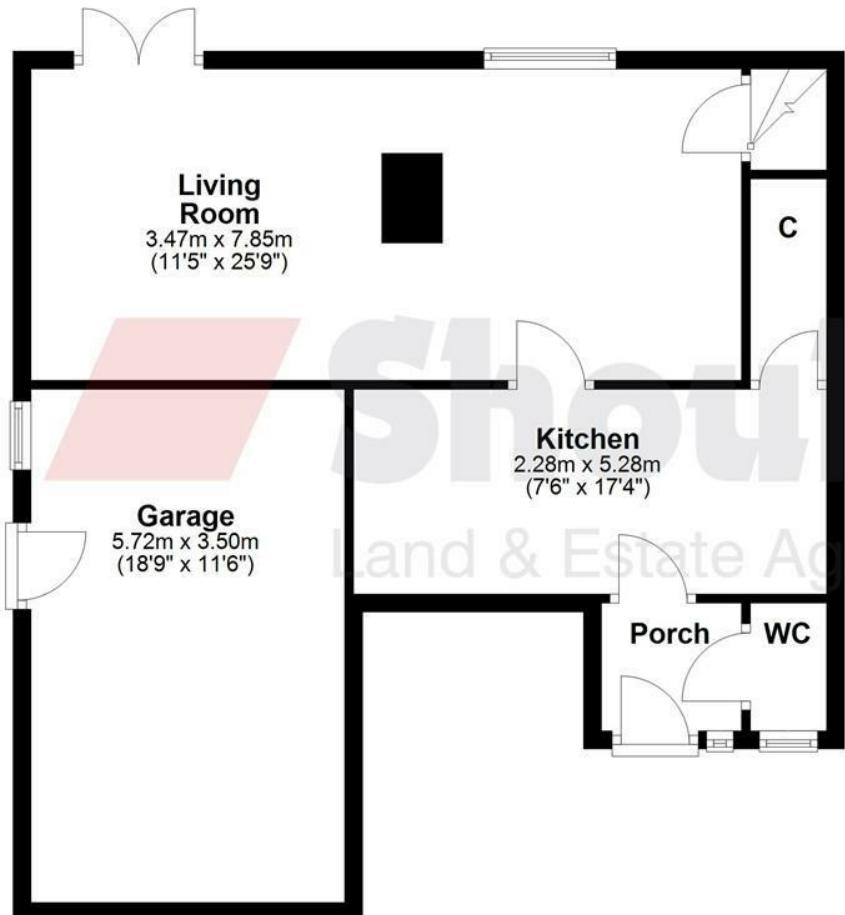
Occupying a prominent position in the heart of the highly regarded Vale of Belvoir village of Stathern, The Old Forge is a charming three-bedroom period cottage brimming with character and untapped potential. Offered to the market with no upward chain, this unique property presents a rare opportunity for those looking to undertake a comprehensive renovation project. With its striking brick and stone elevations, original features, and a generous garden, the property serves as the perfect blank canvas to create a bespoke home tailored to modern tastes while preserving its historic integrity.

The ground floor features an expansive dual-aspect living room, dominated by a central feature brick chimney breast with an inset log burner. Double doors open directly onto the rear garden, providing a wonderful sense of light and space. The kitchen, complete with traditional quarry-tiled flooring and exposed ceiling timbers, offers a functional footprint ready for a complete redesign. The practicalities are handled by a separate porch and ground-floor WC.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a notably spacious principal room with a vaulted ceiling and exposed beams. These are served by a family bathroom. Externally, the property benefits from an attached garage—ideal for conversion or secure storage—parking space and an established, private rear garden that includes a lawned area and mature borders, offering a peaceful retreat in this sought-after village setting.

Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)

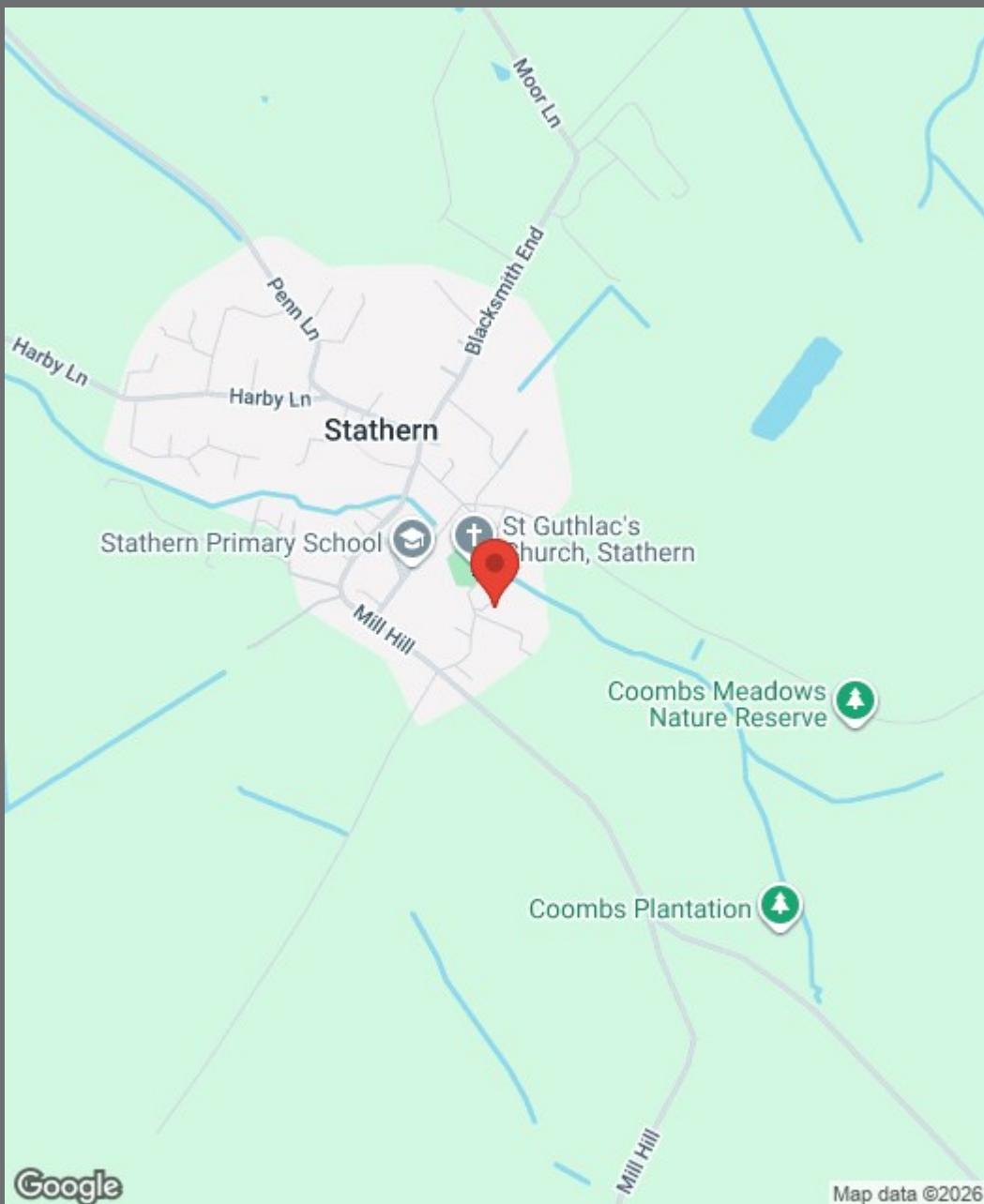


First Floor

Approx. 56.4 sq. metres (606.6 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.



- **Renovation Opportunity:** A fantastic project for those looking to refurbish a period home to their own specification.
- **Prime Village Location:** Situated on the quiet and prestigious Church Lane in the heart of Stathern.
- **No Upward Chain:** Available for immediate purchase with no complicated onward chain.
- **Character Features:** Boasting exposed beams, quarry tiles, and original fireplaces throughout.
- **Expansive Living Room:** A large 25ft triple-aspect reception room with garden access.
- **Three Bedrooms:** Generous sleeping accommodation, including a stunning vaulted master bedroom.
- **Garage:** Offers excellent potential for conversion into additional living space (subject to planning).
- **Private Rear Garden:** A mature, enclosed garden providing a high degree of privacy.
- **Sought-After Vale Village:** Stathern offers a vibrant community with a local pub, primary school, and shop.



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