



Water Lane, Frisby On The Wreake

Melton Mowbray, LE14 2NP

Three Bedrooms, Barn Conversion

Guide Price £475,000 | For Sale



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Features

Barn Conversion

Character Features

Contemporary Features

Three Bedrooms

Scope To Create Fourth Bedroom

Spacious Living

Open Plan Living

Double Garage/Workshop

Village Location

Parking For Multiple Cars

Converted barn offering a wealth of character with some contemporary features. This beautiful home offers spacious living up to four bedrooms on three levels and has scope to further develop and finish off the renovations.

On entering the property through the large solid oak door you are greeted with a spacious and light kitchen with exposed beams and reclaimed york stone flooring, plenty of cupboard space, a pantry and centre island. Just off the kitchen is a utility space and door to the double garage, a great space for a workshop.

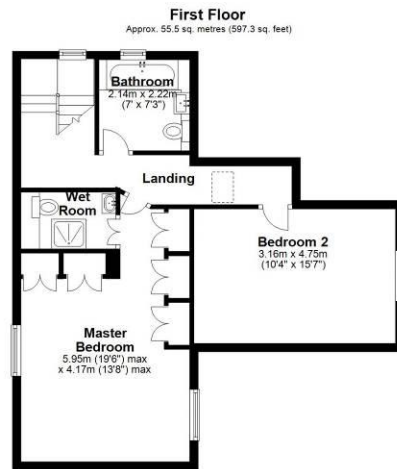
To the other side of the barn leads you into the dining room with a reclaimed brick staircase down to the hallway. Off the hallway is the living room with feature log burner and solid oak flooring, the third bedroom and a further room still in need of completion. Plans have been drawn to convert this into a fourth bedroom which could have potential for a ground floor shower room.

The first floor is accessed via a contemporary staircase designed by the current owner with glass balustrades, letting in lots of light and complementing the exposed stone wall. This floor offers the master bedroom with walk-in wet room and ample built in storage, further double bedroom and main bathroom.

Externally there is a decking and patio area and green garden space filled with an array of plants creating a private setting. Large driveway approach with parking for at least three cars and a double garage.

This property is situated in this extremely popular village on the edge of Melton, Frisby on the Wreake, situated within the renowned Wreake Valley. Within the village there is a shop/post office that now includes a deli selling local produce and The Bell Inn public house. It's located in the catchment area for Longfield & Wreake Valley secondary schools and Frisby primary school. The Village is well placed for access to Nottingham, Melton Mowbray and Grantham with its mainline trains to London Kings Cross.





Total area: approx. 205.4 sq. metres (2210.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
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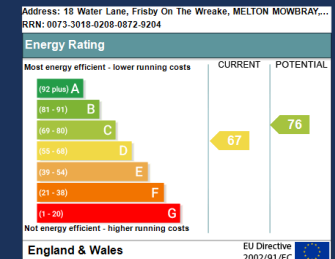
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