



Yew Tree Cottage, Kirby Bellars

Nestled in the heart of the charming village of Kirby Bellars, Yew Tree Cottage offers the perfect blend of traditional character and modern living. This delightful three-bedroom cottage has stunning original features throughout, from exposed beams, latch and brace wooden doors and a feature shaped yew tree in the front garden.



FEATURES

- Charming Cottage In A Village Location
- Original Character Features
- Feature Yew Trees & Traditional Porch
- Spacious Living Areas
- Modern Kitchen/Breakfast Room
- Three Well-Proportioned Bedrooms
- Outdoor Utility Room & Workshop
- Mature Landscaped Gardens
- Off Road Parking & Garage



GROUND FLOOR

As you step through the inviting porch, you're welcomed into the hallway, immediately greeted by the stairs taking you to the first floor, to the end of the hallway is the main bathroom with shower also includes a heated towel rail, tiled splashbacks, and an extractor fan.

The first reception room is the sitting/dining room, perfect for cozy evenings with a feature fireplace.

The adjacent lounge offers additional living space, with ample natural light filtering through its windows.

The kitchen/breakfast room is the heart of the home, boasting a generous layout that caters to both casual dining and culinary creativity.

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FIRST FLOOR

You'll find three well-proportioned bedrooms.

The master bedroom, with its generous size, has fitted wardrobes, bedroom two also has fitted wardrobes and the further bedroom offers flexibility for family members or a home office.

A handy WC is also located on this floor for added convenience.





EXTERNAL

Outside there is a storage room and workshop to the rear of the garage, this could also be used as a home office with additional storage space in the loft area above.

Yew Tree Cottage is set on a picturesque plot, the cottage is surrounded by mature gardens, with patio area, perfect for outdoor entertaining, the garden is mainly laid to lawn, also offering a greenhouse and summerhouse.

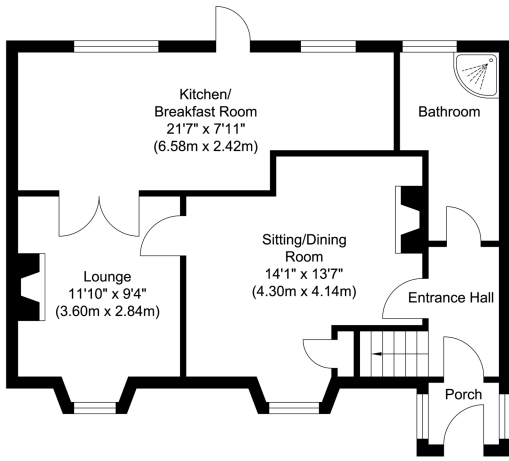
With Kirby Bellars offering easy access to the market town of Melton Mowbray, this property provides a rare opportunity to enjoy the best of both worlds – peaceful village living with the convenience of nearby amenities.



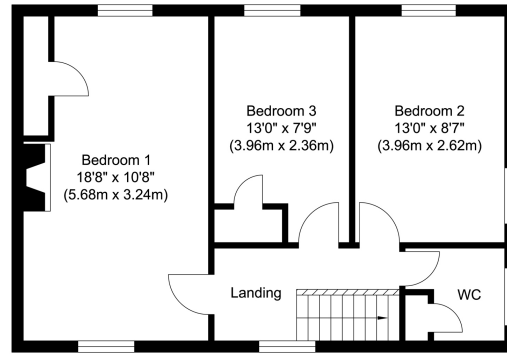
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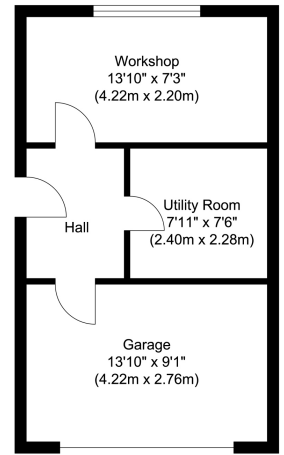
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Ground Floor
Approximate Floor Area
540.99 sq. ft
(50.26 sq. m)



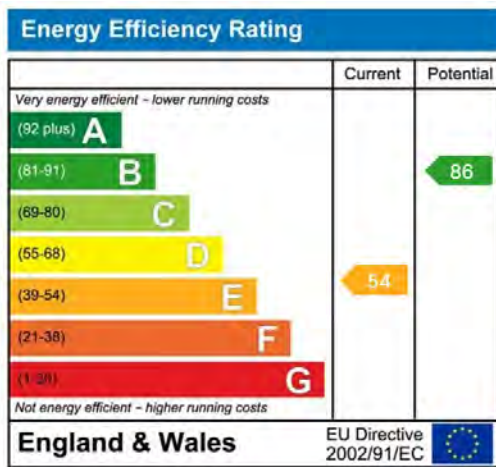
First Floor
Approximate Floor Area
514.83 sq. ft
(47.83 sq. m)



Outbuilding
Approximate Floor Area
337.55 sq. ft
(31.36 sq. m)

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

EPC RATING



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