



## THE OLD CHAPEL

Main Street, Asfordby, Melton Mowbray, Leicestershire.

**Aston & Co**  
*Exclusive Homes*



## SUMMARY

Bought by the current owner in 2015, The Old Chapel was skillfully converted and lovingly restored into a fantastic 4 bedroom family home with a very impressive 314m<sup>2</sup> of internal floorspace over 2 floors on a very generous plot and a superbly landscaped rear garden.

Benefiting from gas central heating, sealed unit double glazing and an impressive “C” EPC rating, this landmark property sits in an elevated position in the heart of the village with a forecourt style front garden, steps up to the front door and briefly comprises: A large reception hall with guest wc, a staircase rising to the first floor and doors to the first floor accommodation. A music room, ground floor wc, a sitting room, family room and a utility room. To the rear there is a large living, dining kitchen with bi-fold doors leading to a hardwood gazebo and to the stunning garden beyond.

Upstairs, there is a very spacious master bedroom with a walk-in wardrobe and an en-suite shower room, 3 further well-proportioned bedrooms and a family bathroom all off a spacious landing.

## THE ACCOMMODATION

Dating back to 1884, The Old Chapel has become something of a local landmark, enjoying a prominent position on the Main Street in the village of Asfordby, just outside Melton Mowbray and approx. 16 miles West of Leicester city centre.

Sympathetically restored by the current owner, the property retains many of its original features whilst having replacement sealed unit double glazed windows, a gas fired central heating system and modern fixtures and fittings.



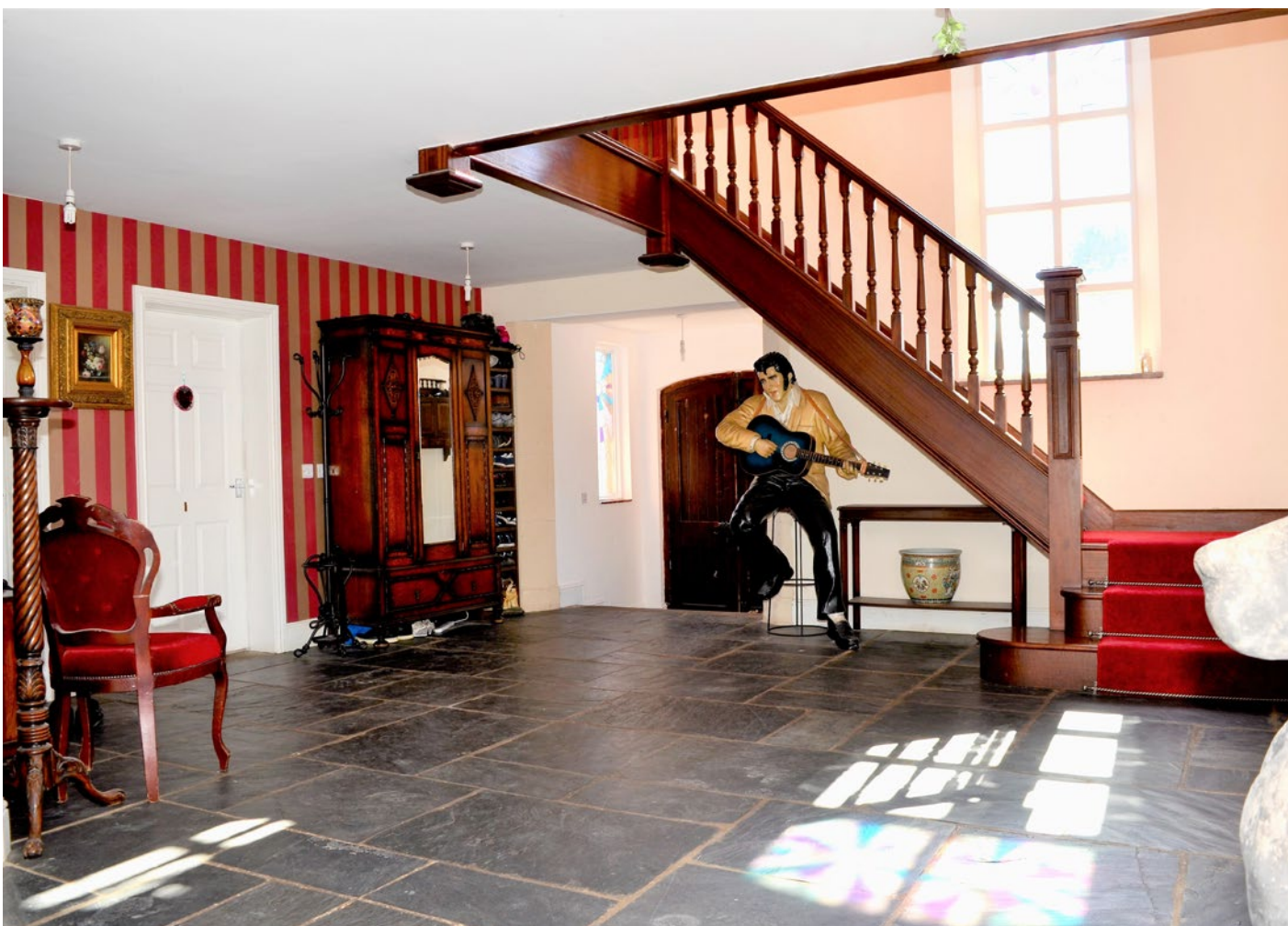
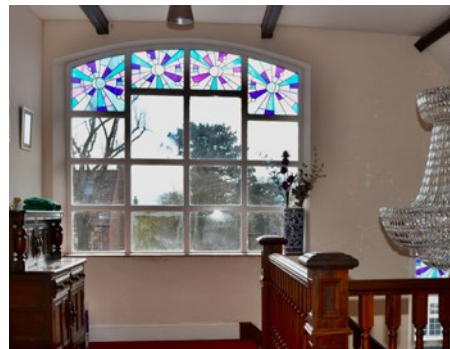
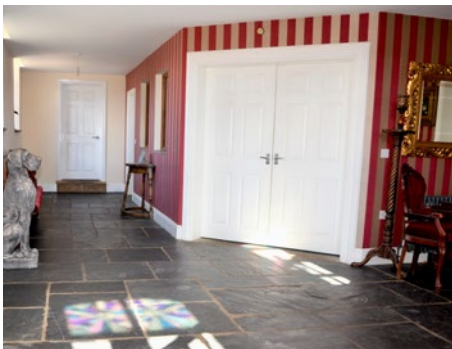












Double timber doors lead into a large reception hall with grey slate flagstone flooring, a guest wc comprising toilet with high-level cistern and a wash-hand basin, an impressive dog-leg staircase rising to the first floor and doors into the ground floor rooms.

The first reception room off to the right has been used by the present owner as a music room but would make an ideal office or snug. Double doors lead off the hall into a very generously sized family sitting room with an original feature fireplace housing a wood-burning stove.

At the end of the hall, a door leads into a family room/play room which could also be used as a formal dining room and has a large utility room off with plumbing for a washing machine and space for whitegoods.

The living, dining kitchen is a massive feature of the property, measuring a huge 30ft x almost 20ft and is a fantastic space for the family and for entertaining.

To the right, the kitchen area has a range of modern base and wall units with granite effect worktops and a range style double oven. It is separated from the dining area by a central island with additional cupboard space, a sink and drainer and breakfast bar.

The central dining area has ample space for a large family dining table with a living area to the left having space for sofas, a tv point and a wood burning stove on a stone hearth.

Bi-fold doors provide views of the garden and access into the bespoke lean-to oak gazebo with tiled roof.

The grand staircase rises up to the spacious landing with a large arched window with stained glass quarterlights. The master bedroom is a large space with a walk-in wardrobe and an en-suite shower room. There are a further 3 well-proportioned bedrooms retaining feature windows and velux roof windows for extra light.



The family bathroom with toilet, sink and freestanding clawfoot bath completes the first floor accommodation.

### OUTSIDE

The gardens are a particular feature of the property. The frontage sits behind a brick wall with raised flagstone areas, steps up to the front door and pedestrian access at both sides to the rear garden.

The large, fenced rear garden has been beautifully landscaped with ease of maintenance in mind. Steps lead up from the paved patio area to a second patio and a large lawn with mature well-stocked raised borders with specimen trees and shrubs providing a high level of privacy from the neighboring properties.

### THE AREA

Asfordby is a village in Melton District of the county, approx. 3.5 miles west of Melton Mowbray. Leicester city lies approx. 16 miles away and Nottingham approx. 19 miles. The village has excellent road and rail links and is approx. 20 miles from The East Midlands Airport.

There are 2 primary schools in the village with secondary schooling being catered for in nearby Melton Mowbray.

There are a number of convenience stores including a co-op, a butchers, a fish and chip shop and a number of pubs and restaurants in the village with more day to day amenities in Melton Mowbray.



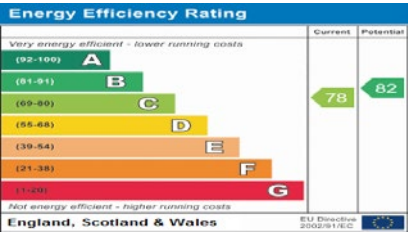
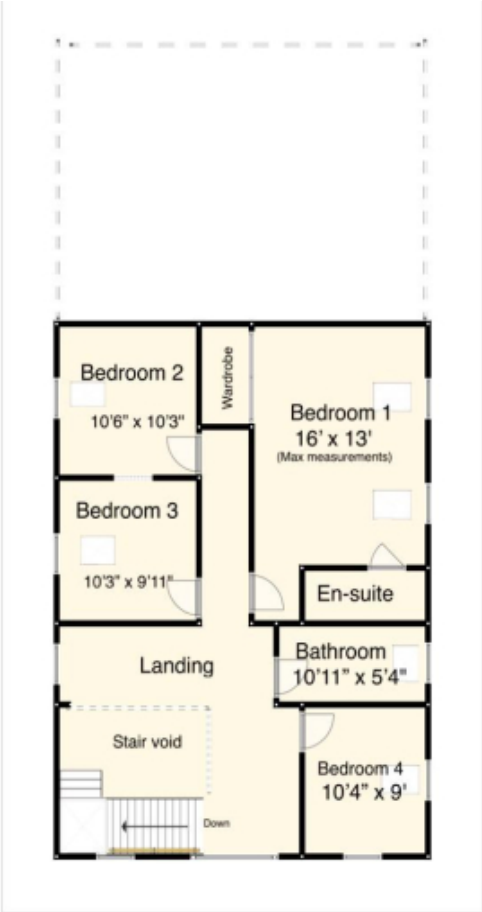
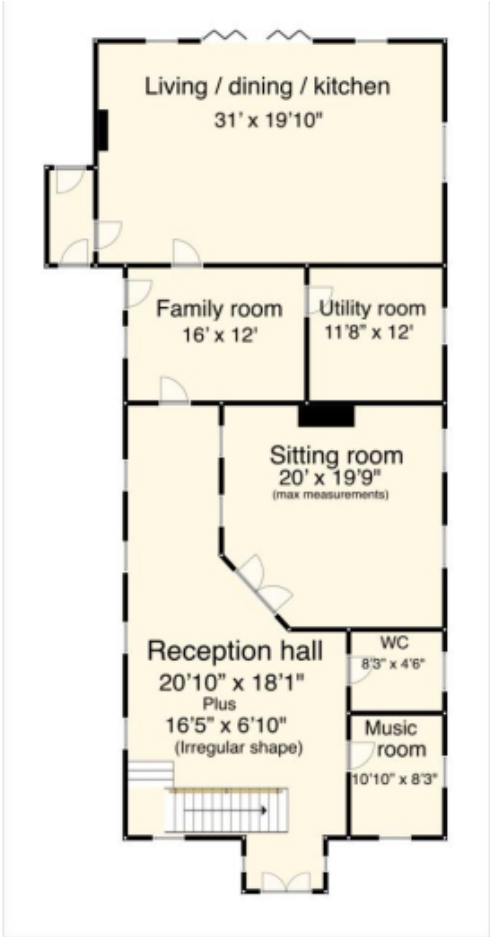






Floorplans

For identification purposes only.



Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Mains

Council Tax Band D

Local Authority Melton Borough Council

EPC rating C



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