Alexanders
MarketMakers.

School Hill
Sproxton

- Offered with no upward chain
- Ran as a successful Air B&B
- Period two bedroom cottage full of original features
- Triple-aspect kitchen/breakfast room
- Living room with doors onto the rear garden
- Stunning established gardens with beautiful views
- Truly picturesque village location
- Easy commuter links to nearby towns and cities
- EPC Rating F / Council Tax Band C / Freehold

Offered with no upward chain, Alexanders are delighted to bring to the market this beautiful character home. Nestled in the charming village of Sproxton, this delightful cottage on School Hill offers a perfect blend of character and modern living. The property features two inviting reception rooms, ideal for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the needs of the household.

This cottage is particularly appealing as it comes with no upward chain, allowing for a smooth and straightforward purchasing process. The quaint surroundings of Sproxton enhance the appeal of this home, making it an excellent choice for those seeking a peaceful village lifestyle while still being within easy reach of local amenities.

Whether you are a first-time buyer, looking to downsize, or seeking a weekend retreat, this property presents a wonderful opportunity to own a piece of English countryside charm. With its inviting atmosphere and practical layout, this cottage is ready to welcome its new owners. Do not miss the chance to make this lovely home your own.

General Description
A charming period cottage retaining considerable character and charm, offering quaint internal accommodation. This stunning cottage is currently utilised as a superb holiday let / investment and offers a wealth of potential to extend / upgrade subject to necessary planning consents.

The cottage occupies a lovely position in the centre of this rural, sought after village with a mature, neatly maintained rear garden and open countryside views to the rear.

Accommodation
The ground floor begins with the entrance porch, this leads to a bright triple-aspect living room with sliding double doors to the rear garden, a kitchen/breakfast room also enjoying triple aspect views, the separate dining room bringing a host of versatility to the accomodation and a bathroom featuring a three-piece suite.

Upstairs expect to find two bedrooms, the main bedroom is dual aspect and comes with stunning views over the rolling countryside and features original exposed beams and built in wardrobes.

External
Sizeable, well maintained rear garden with lawn and well stocked borders. Two useful outbuildings; utility/washroom and storage housing the oil tank.

Location
Sproxton is a lovely rural village within the borough of Melton Mowbray, a population of circa 480 people. It is 9 miles from Melton Mowbray, 11 miles from Oakham and 10 miles from Grantham where there are regular high-speed trains to London and other major cities.

Agents Note
A stunning cottage, with an excellent price range, making this a perfect opportunity to really make it your own.

Measurements
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Method of Sale:
The property is offered for sale by Private Treaty.

Tenure
Freehold.

Local Authority
Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band C.

Viewings
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services
We are advised that mains water and electricity is connected with oil fired central heating in addition to a multi fuel stove in the dining room.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

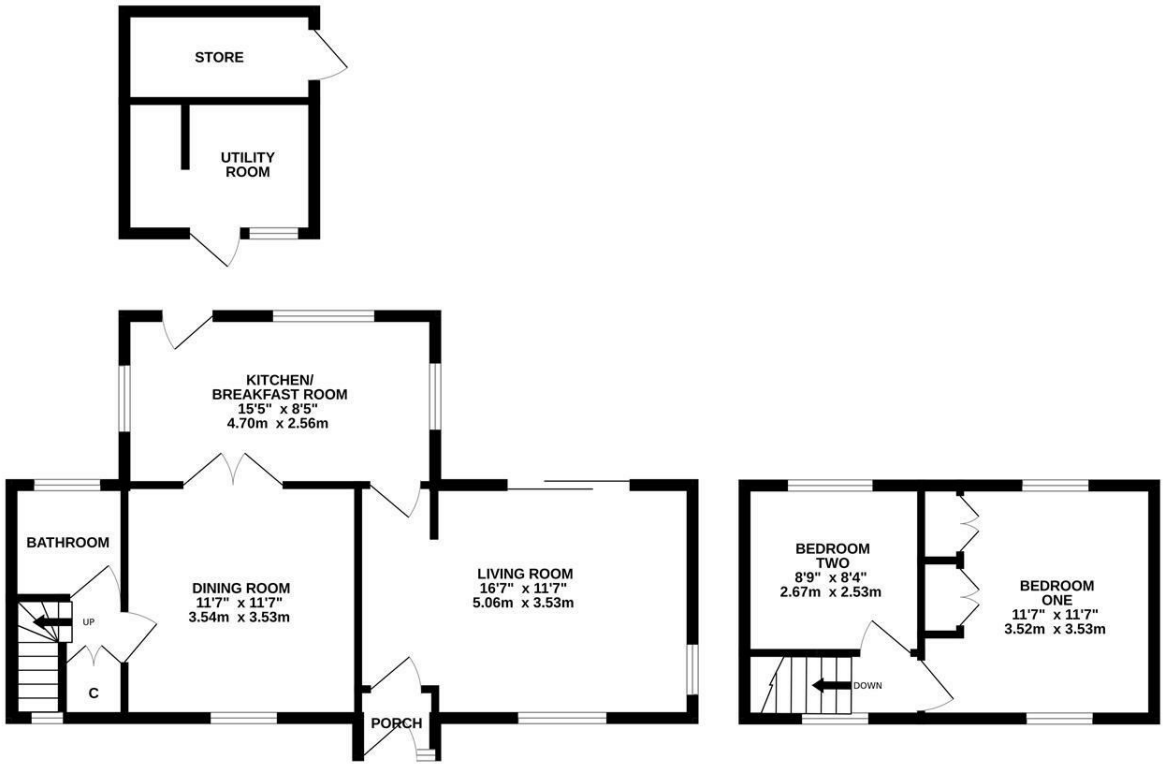
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

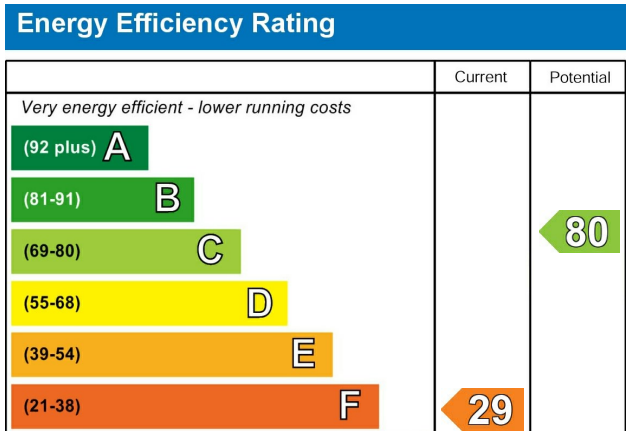
GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Alexanders
MarketMakers.