



**The Old Forge, 21 Church Lane, Stathern, LE14
4HB
£225,000**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

The Old Forge

21 Church Lane

Stathern

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.



Living Room



Kitchen



Bedroom



Bedroom

Description

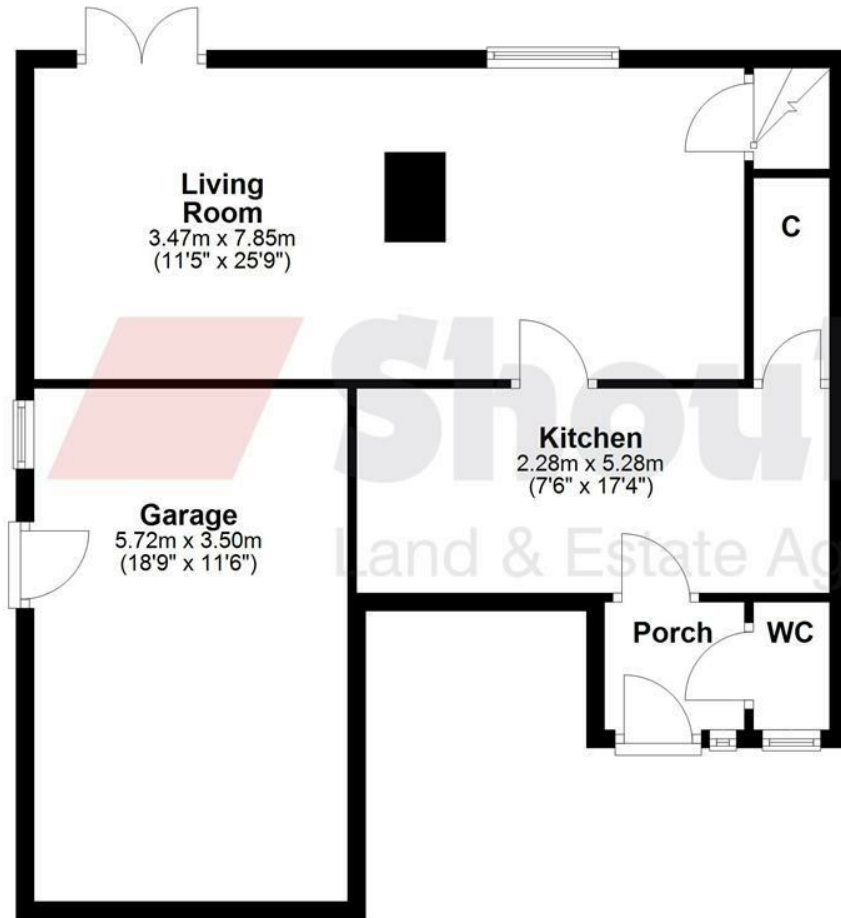
Occupying a prominent position in the heart of the highly regarded Vale of Belvoir village of Stathern, The Old Forge is a charming three-bedroom period cottage brimming with character and untapped potential. Offered to the market with no upward chain, this unique property presents a rare opportunity 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.

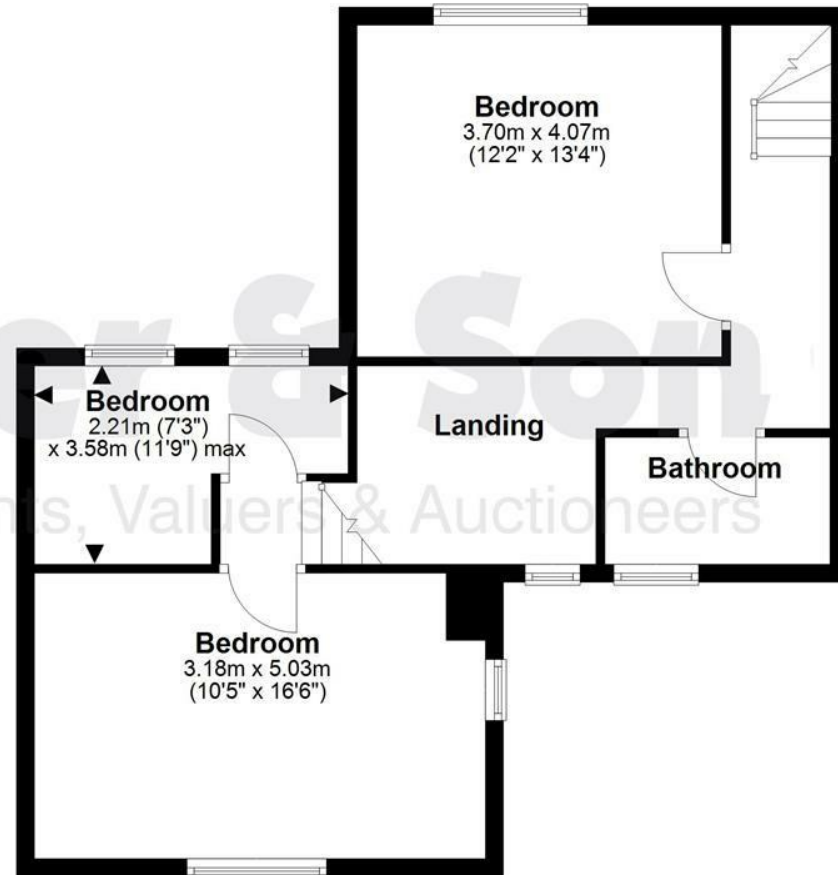
Ground Floor

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

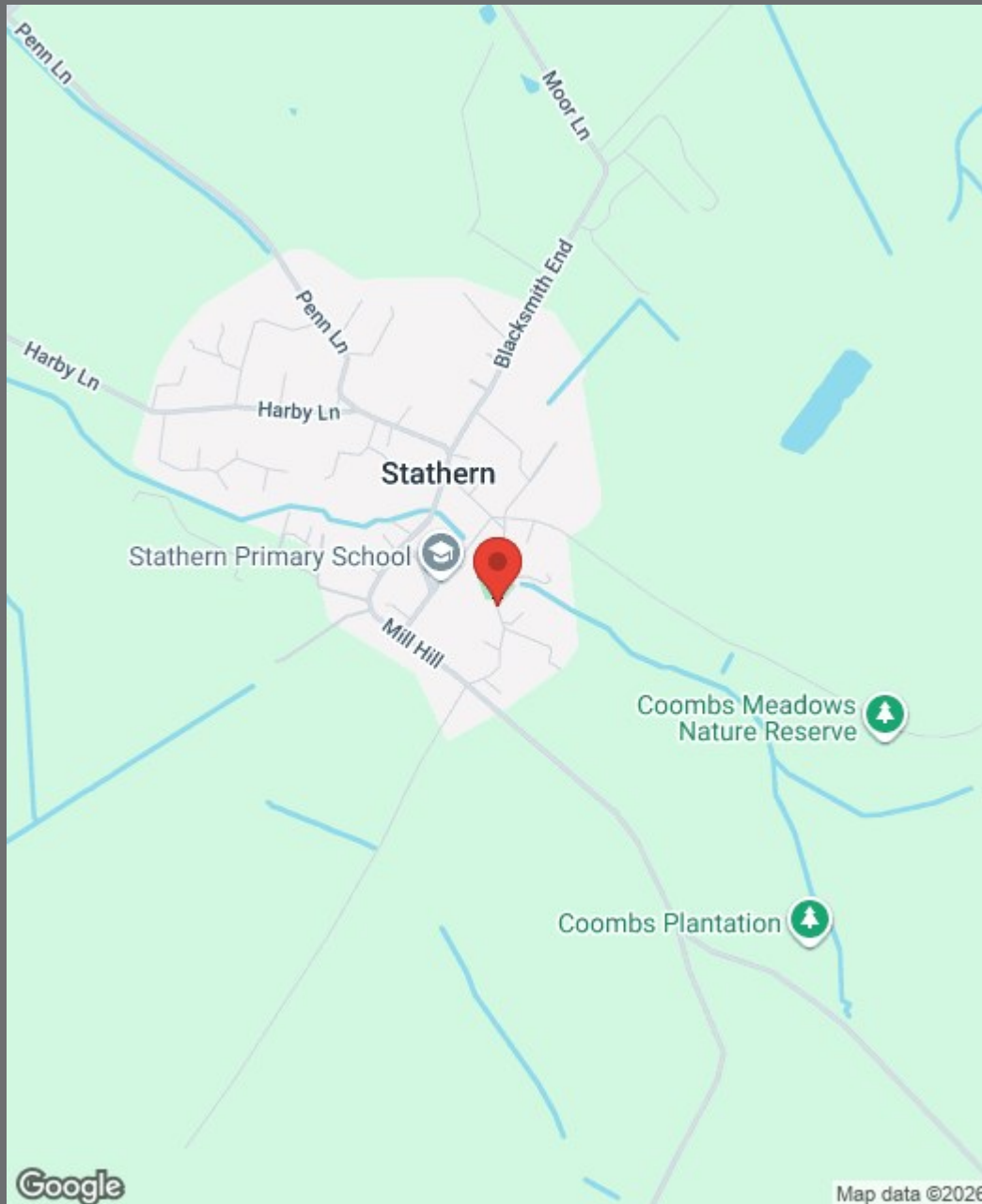


First Floor

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.



shed.idealists.convinced



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181


Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.