

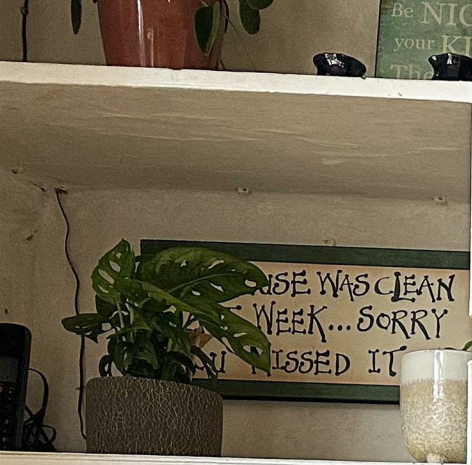




Scholes Farmhouse is a charming, detached residence dating back to 1740 and has been used as a highly successful equestrian facility over the last 15 Years. This family home boasts over 7000 square feet of accommodation including the substantial brick-built stables, further outbuildings as well as a self-contained Annexe which is known as Apple Loft Cottage. The Farmhouse offers huge potential to be developed to suit your personal requirements. Surrounding the Farmhouse is a total land holding of approximately 5 Acres, which incorporates the front garden, driveway, lawned gardens, paddock land, menage and pond, there are panoramic countryside views from many vantage points of this property. Scholes Farmhouse is positioned in a rural, yet easily accessible location in Shoby, a North Leicestershire village just a few miles West of Melton Mowbray.

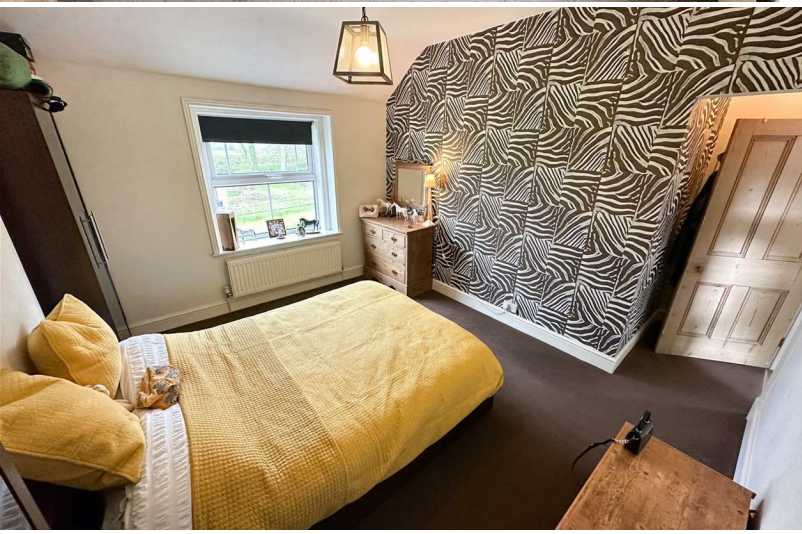






















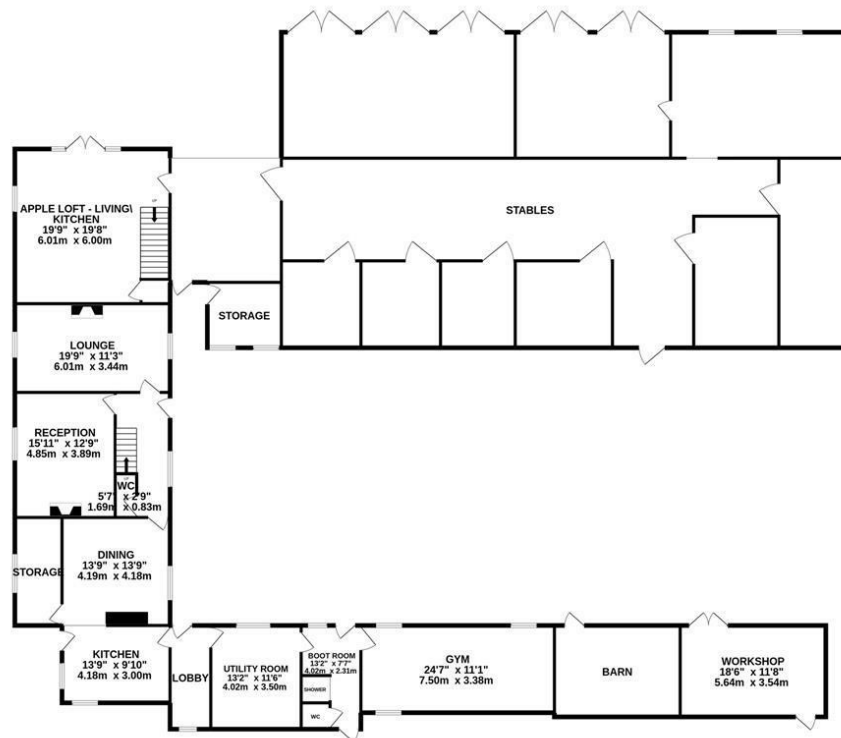


DIRECTIONAL NOTE:

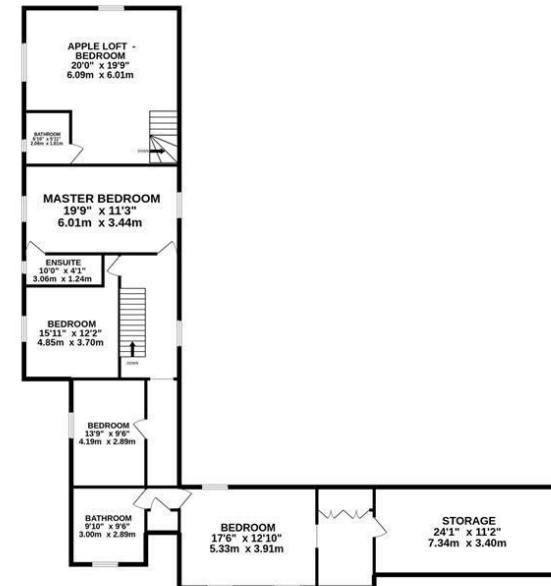
If you are travelling on the A6006 towards Melton Mowbray, you will notice a Reaside For Sale sign on your right, located at the end of the driveway of Scholes Farmhouse. If you are travelling on the A6006 out of Melton Mowbray then proceed through the Village of Shoby, you will notice a Reaside For Sale sign on your left, just before the Six Hills Lane crossroads.



GROUND FLOOR
5525 sq.ft. (513.3 sq.m.) approx.



1ST FLOOR
1822 sq.ft. (169.3 sq.m.) approx.



TOTAL FLOOR AREA : 7347 sq.ft. (682.6 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.

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