

LOUGHBOROUGH ROAD, MELTON £1,060,660\\

















LOUGHBOROUGH ROAD

DEVELOPMENT POTENTIAL (STPC) 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.





COUNCIL TAX BAND: **E**EPC RATING: **F**

£1,000,000







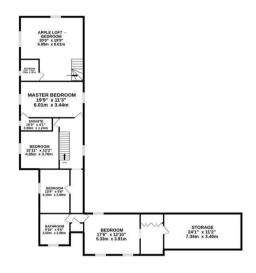




FLOOR PLANS

APPLE LOFT - LIVING APPLE LOFT - LIVING LOUNGE 199" x 112" 6.01m x 5.00m STORAGE STORAG

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, romes and any other lems 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 be ne tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

Please contact our REZIDE GROUP Office on 01509 274474 if you wish to arrange a viewing appointment for this property or require further information.

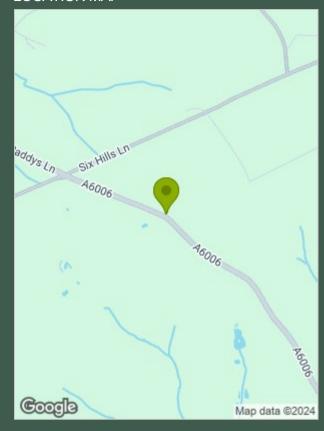
5 High Street, Barrow Upon Soar, LE12 8PY
Tel: 01509 274474 Email: team@rezide.group www.rezide.group





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LOCATION MAP



ENERGY PERFORMANCE GRAPH

