

Alexanders



The Old Barn

Station Road, Upper Broughton



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- Converted from former cow sheds belonging to Whitehouse Farm
- Prime sought after village location
- First time to market in over 27 years
- Updated in recent years to facilitate a private letting
- Spacious accommodation totalling nearly 2,000 square feet/183 square metres GIA
- Three reception rooms, extensive hallway, Five double bedrooms, ensuite to principal
- For sale individually or in conjunction with Whitehouse Farm (Lot 1) adjacent
- Driveway, mature stocked formal gardens, detached double garage, paddock in all circa 2.06 acres
- EPC Rating E / Council Tax Band F / Freehold

General Description

Alexanders of Melton Mowbray are delighted to offer to the market for the first time in nearly 27 years this single storey home converted from the former cow sheds that belonged to Whitehouse Farm (adjacent, neighbouring property) and enjoying a prime location in the heart of this coveted, well serviced village allowing easy access to Nottingham, Leicester, Loughborough, and Melton Mowbray.

The property has been basically improved in recent years to facilitate private letting on an AST basis. Please note the property is offered with full vacant possession upon legal completion.

The internal accommodation is deceptively spacious offering five double bedrooms with a principal with ensuite. The reception space offers well proportioned rooms with a fully fitted breakfast/dining kitchen, living room, snug and w.c./cloakroom.

Externally the property faces Station Road with its own private driveway to the side with five bar gate leading into a rear hardstanding with parking for several cars. The level, regular shaped plot is segregated into several parts by post and rail, timber fencing, copper beach hedge to the Eastern boundary (adjacent to White House Farm) and a brick wall to the Northern boundary backing onto open pastureland with far reaching open rural views. The mature, well stocked enclosed gardens are partially laid to lawn, with vegetable garden and copse area including a mature horse chestnut tree. There is a detached double garage accessed off the driveway.



In total the gardens and paddock extend to 2.06 acres with significant potential in our view for possible future redevelopment (subject to obtaining any necessary consents). *MORE LAND COULD BE AVAILABLE BY SEPARATE NEGOTIATION*

Agents Note

A very rare, exciting opportunity to purchase a substantial plot with adjoining paddock land which enjoys a prime village location, with considerable scope to either develop individually or in conjunction with Whitehouse Farm (STPP).

* Please note the buyer of the adjacent property Whitehouse farm (Lot 1) has first refusal to buy this property, The Old Barn (Lot 2). Both properties are listed individually and are for sale as a whole or in two lots.

Accommodation Summary

Ground floor: Entrance hall, living room, snug, plant room, cloakroom/w.c, breakfast/dining kitchen, principal bedroom with ensuite, four further double bedrooms, main bathroom.

Attic room

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

Tenure

Freehold.

Services

We are advised that mains electricity, water and drainage are connected with oil fired central heating via a combination boiler.

Local Authority

Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG (Tel: 0115 9819911). Council Tax Band F.

Measurements

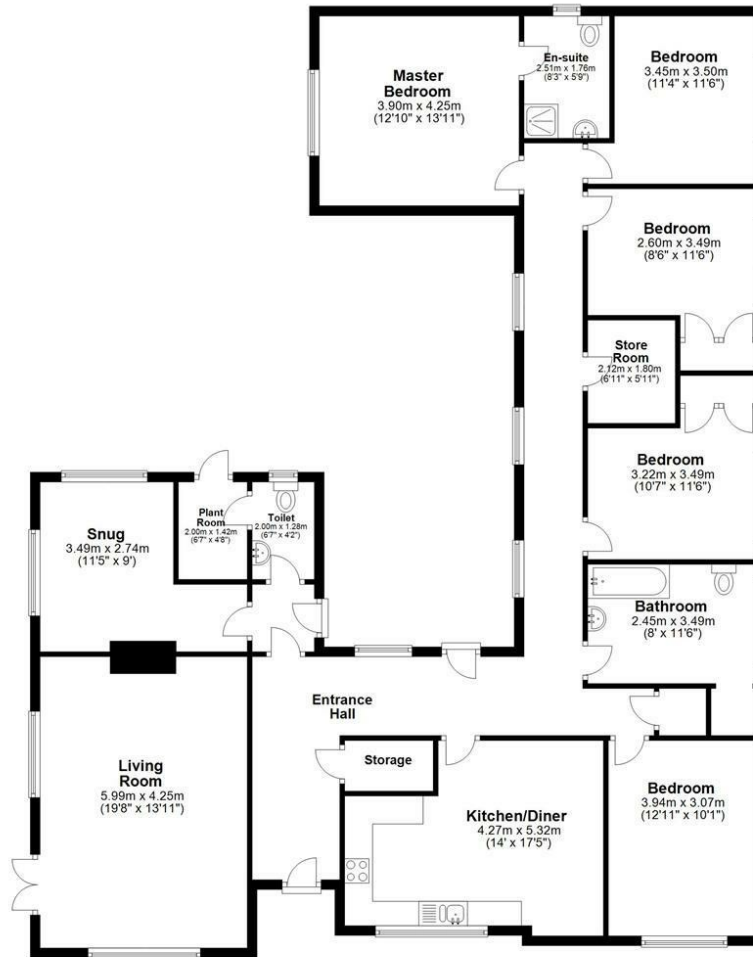
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

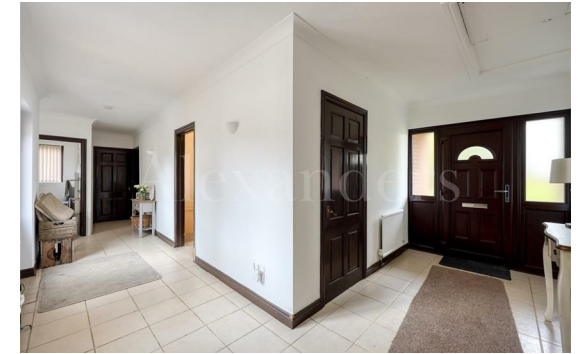
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



Ground Floor
Approx. 182.7 sq. metres (1966.3 sq. feet)



Total area: approx. 182.7 sq. metres (1966.3 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.