



Eastwell Road Scalford, Melton Mowbray LE14 4SS





Key Features

- FOR SALE BY INFORMAL TENDER
CLOSING 12 NOON THURSDAY
16TH APRIL
- GRADE II LISTED 17TH CENTURY
IRONSTONE MANOR HOUSE AND
LATER ADJOINING COTTAGE
 - REQUIRING COMPLETE
REFURBISHMENT AND
MODERNISATION
- STANDING IN GROUNDS AND
PADDOCK OF 4.63 ACRES OR
THEREABOUTS
- BEAUTIFUL LOCATION ON THE
OUTSKIRTS OF THIS SOUGHT
AFTER VILLAGE
 - IMMENSE CHARACTER AND
CHARM THROUGHOUT
- 2 RECEPTION, KITCHEN, UTILITY
AND BOOT ROOM, CELLAR, 5
BEDROOMS, BATHROOM, W.C. AND
ATTIC
- ADJOINING 2 BEDROOM BRICK
COTTAGE
- FORMAL GARDENS, EXTENSIVE
DRIVEWAY AND PARKING,
OUTBUILDINGS AND STABLE
BLOCK
- A FURTHER 15.54 ACRES MAY BE
AVAILABLE TO THE PURCHASER,
SUBJECT TO NEGOTIATION





The Property

FOR SALE BY INFORMAL TENDER CLOSING 12 NOON
THURSDAY 16TH APRIL

A stunning Grade II Listed local Ironstone Manor House dating back to the 17th Century having a southerly front aspect, with adjoining cottage and now in need of full modernisation and improvement throughout. Standing in grounds and paddock of 4.63 acres, with a further 15.54 acres may available to the purchaser only, subject to negotiation. The property is situated on the northern fringe of this highly sought after village just a short distance to the north of the market town of Melton Mowbray and close to the Vale of Belvoir.

Manor House offers an immense amount of character and charm and retains many of its original features and is now ready for a new lease of life with a sympathetic restoration and modernisation programme. The Manor House and adjoining cottage could be combined to form a single larger dwelling (subject to approval and consent).

The accommodation, which is in excess of 4000 sqft, includes entrance hall, 2 reception room, large kitchen, utility room, boot room and cellar. 3 bedrooms, bathroom and w.c. to first floor and 2 further bedrooms and attic room to the second floor. The Cottage offers reception hallway, main hall, lounge, kitchen and utility, 2 bedrooms and bathroom.

There are formal gardens, extensive driveway from Eastwell Road with right of access for 2 adjacent barn conversions, off road parking, brick built stable block offering potential for a variety of uses (subject to suitable consents).

LOCATION

Manor House and Cottage are located on the northern fringe of the village of Scaford, surrounded by beautiful rolling countryside. Scaford is a rural village situated to the north of Melton Mowbray and offers a parish church, village pub 'The Kings Arms', primary school and village hall with playing fields. All other facilities will be found in the market town of Melton Mowbray, such as schools, shopping and leisure, including the thriving weekly Cattle Market and twice weekly town centre market and a lovely Art Deco Cinema. Transport links are good, with reasonable access to both A1 and M1, plus good access to London by train from nearby Grantham via The East Coast Line to Kings Cross (approx. 1 hour).

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- react.meaty.markets

ACCOMMODATION

MANOR HOUSE

Offers a main entrance hall with red and black quarry tiled floor, Living room with fire place, Sitting room with fire place, large Dining Kitchen, Utility room and Boot room, there is also a vaulted Cellar.

To the first floor is a landing, 3 double bedrooms, bathroom and separate w.c. To the second floor are 2 further bedrooms and attic room.

MANOR COTTAGE

Comprises a reception hall, main hallway, cloakroom/w.c., Living room, Kitchen, Utility room, 2 double bedrooms and bathroom.

OUTSIDE

There are formal gardens to all sides, part of them have stone walling, brick, stone and slate outbuilding. There is an extensive driveway from Eastwell Road, which does have a right of access for the 2 adjacent barn conversions and also a neighbouring land owner has access to and along a bridle path to their land. We understand that all users must contribute towards maintenance,

Off the driveway is a brick and pantile STABLE BLOCK which could offer a variety of uses, such as stables, garaging or conversion into other accommodation (subject to necessary consents).

To the front and side of The Manor House is a grass paddock with hedged boundaries to the road and is interspersed with trees. To the south east flank of the paddock is an avenue of mature trees, which we believe have preservation orders, this avenue denotes the line of an original driveway from the village to the Manor House.

DRAINAGE

The property is not connected to mains drainage and has a septic tank system.

GRASS KEEPING AGREEMENT

The paddock area and the additional land which is available currently have a grass keeping agreement until November 2025.





ADDITIONAL LAND

There is a further 15.541 acres (6.289ha) of gras paddock land (edged blue on the plan), which is available to the purchaser of the property, subject to negotiation. This land does contain a bridle way, public footpath and also a right of way for Severn Trent Water, although we understand that this has not been used for many years.

With this additional land this would make a lovely Equestrian Property.

EPC

Manor House rated F

Cottage Rated E

COUNCIL TAX

Local Authority Melton Borough Council.

Manor House Band F

Cottage Band C

PURCHASE PROCEDURE

The property is being sold by informal tender.

We will require all bids to be put forward in writing to Simon Johnson, Andrew Granger and Co 7-8 Bedford Square, Loughborough, LE11 2TP or by email to simon.johnson@sheldonbosleyknight.co.uk.

The following information will be required:-

- 1 The full amount of your bid in figures and words, no conditional bids will be considered.
- 2 Confirmation that the extra paddock land will or will not be required. If it is, confirmation of your bid for this land as above.
- 3 The full names, address and contact details of intending purchasers.
- 4 Details of purchasers ability to proceed, e.g. cash (with proof), property sold subject to contract (agents details required) property currently for sale etc.
- 5 Details of which Solicitor you will be using for the transaction.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



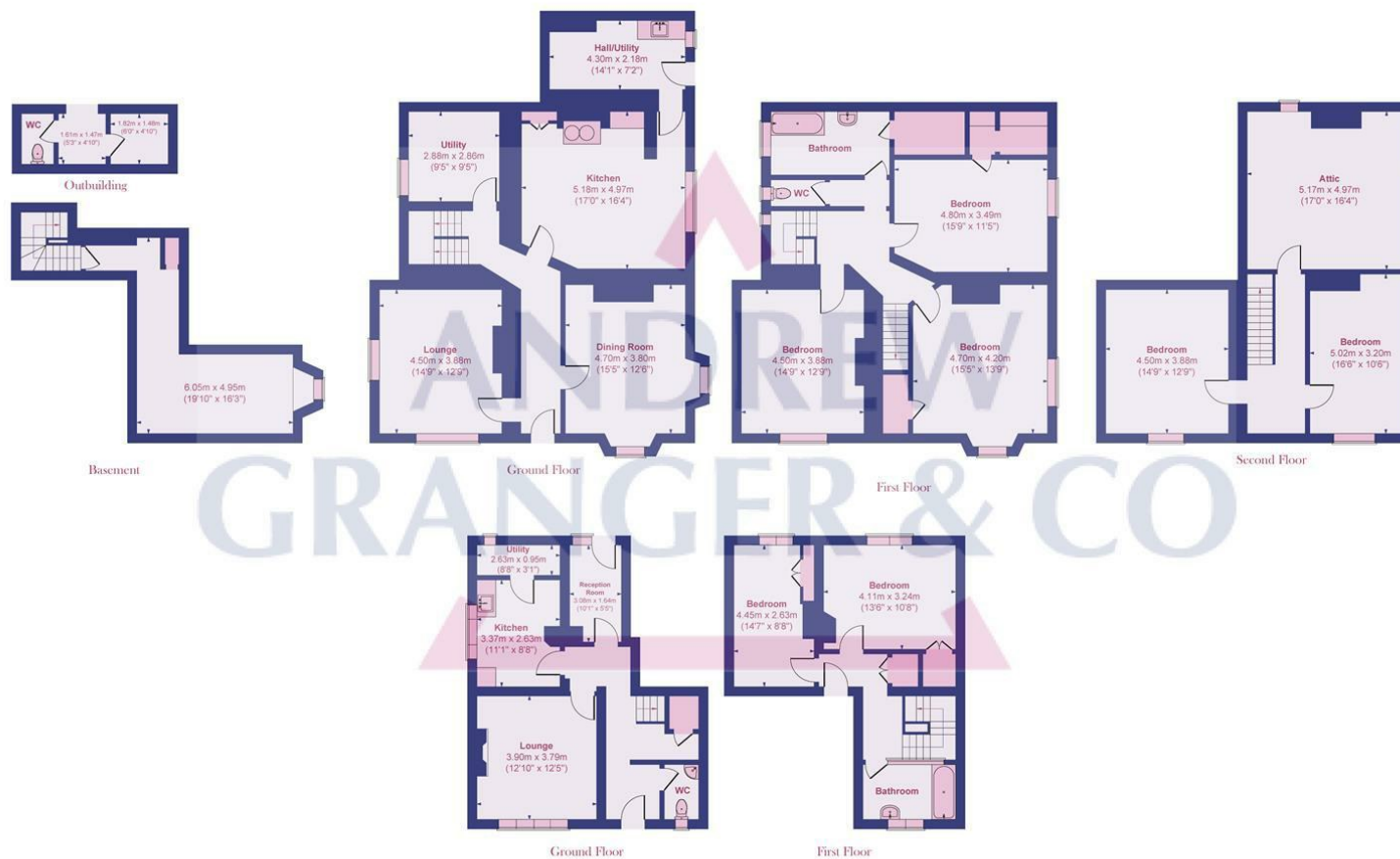




0m 30m 60m 90m



Floorplan



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



Part of