



Gap Farm & Annexe, Uppingham Road, Skeffington, LE7 9YE



Part of
**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

A substantial detached former farmhouse with adjoining annexe in need of complete modernisation and improvement having a good sized garden and adjoining paddock land of approx. 4.6 acres enjoying stunning views over open countryside located just off the A47 Uppingham Road between the east Leicestershire villages of Skeffington and Tugby.





Key Features

- Substantial former farmhouse and annexe
- In need of renovation and modernisation
- 3 reception rooms
- 4 bedrooms and 2 bathrooms
- Large garage
- Off road parking
- Good sized gardens
- Adjoining paddock of approx. 4.6 acres
- Rural location
- No chain

Price Guide
£400,000

With the benefit of oil fired central heating, the former farmhouse includes an entrance hall, two reception rooms with open fireplaces, breakfast kitchen, bathroom/wc and rear hall. On the upper floor of a rear landing are three double bedrooms and a washroom/wc.

The Annexe is completely separate, albeit adjoining the main house, and has its own entrance hall, kitchen, spacious lounge overlooking the gardens, with patio doors leading through to a conservatory enjoying far reaching views. There is also a shower room/wc to the ground floor, with a staircase rising to a large bedroom with amazing views.

Outside, there is off-road parking to the front giving access to a large garage/workshop. To the rear and side of the house is a good sized garden, with potential to landscape. The paddock land of approx. 4.6 acres lies immediately to the rear, having its own driveway access as per the attached plan.

LOCATION

The property lies just to the east of the village of Skeffington on the A47, enjoying stunning views over east Leicestershire open countryside, lying some 11 miles east of the city of Leicester. The nearby towns of Uppingham (approx. 9 miles), Oakham (approx. 12 miles) and Market Harborough (approx. 12 miles) offer excellent amenities and a host of tourist attractions, in addition to which, Rutland Water is only a short drive away. There are public houses in nearby villages of Tugby, Hallaton and Billesdon, all of which also have local primary schools. Secondary schooling is available in Oakham and Uppingham.

GROUND FLOOR

ENTRANCE HALL

With radiator and built-in cupboard, door to garage.

BREAKFAST KITCHEN

With white deep glazed Belfast sink, range of base and wall cupboards, tiled floor, double glazed window to front.

BATHROOM/WC

Four piece white suite comprising panelled bath with electric shower over, bidet, low flush wc, wash hand basin radiator and tiled floor.

LOUNGE

With open fireplace and matching surrounds, wood effect flooring, double glazed window to rear with old shutters, radiator.

REAR HALL

With double glazed door leading to garden and understairs cupboard.

SITTING ROOM

With brick open fireplace, radiator, double glazed window to rear with wooden shutters.

FIRST FLOOR

LANDING

Two double glazed windows to rear enjoying views, radiator.

BEDROOM ONE

With screened fireplace and built-in cupboards, radiator and double glazed window.

BEDROOM TWO

Built-in cupboard, radiator, double glazed window to front.

BEDROOM THREE

Double glazed windows to front and rear with pleasant views, radiator and double glazed window.

WASHROOM/WC

With low flush wc and corner wash hand basin, double glazed window and radiator.

OUTSIDE

The property is approached via a shared driveway, with off road parking leading to:

LARGE GARAGE/WORKSHOP

With up and over door to front, side and rear windows, range of workshop areas, oil fired central heating boiler.





ADJOINING ANNEXE

Completely separate from the main house, and approached via its own entrance hall, kitchen, spacious lounge with patio doors overlooking the garden, conservatory enjoying far reaching views, and shower room/wc. A staircase rises to a large bedroom enjoying wonderful views.

Outside, there is off road parking to the front giving access to a large garage/workshop. To the rear and side of the house is a good sized garden in need of landscaping and there is a driveway access into the paddock land of approximately 4.6 acres.

ENTRANCE HALL

With staircase off.

KITCHEN

With sink unit, base and wall cupboards, double glazed windows to rear.

LIVING ROOM

With double glazed windows to front and rear, two radiators, under-stairs cupboard.

CONSERVATORY

Approached via double glazed patio doors, with views over the garden.

SHOWER ROOM

With wet shower area, low flush wc and wash hand basin.

FIRST FLOOR

LARGE BEDROOM

with double glazed windows to three elevations, superb views, radiator and built-in cupboards.

OUTSIDE

Good sized garden in need of landscaping.

PADDOCK LAND

Immediately to the rear of the gardens with vehicular access and hand gate, mainly grass with hedged boundaries.

WAYLEAVES & EASEMENTS

The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.

TENURE

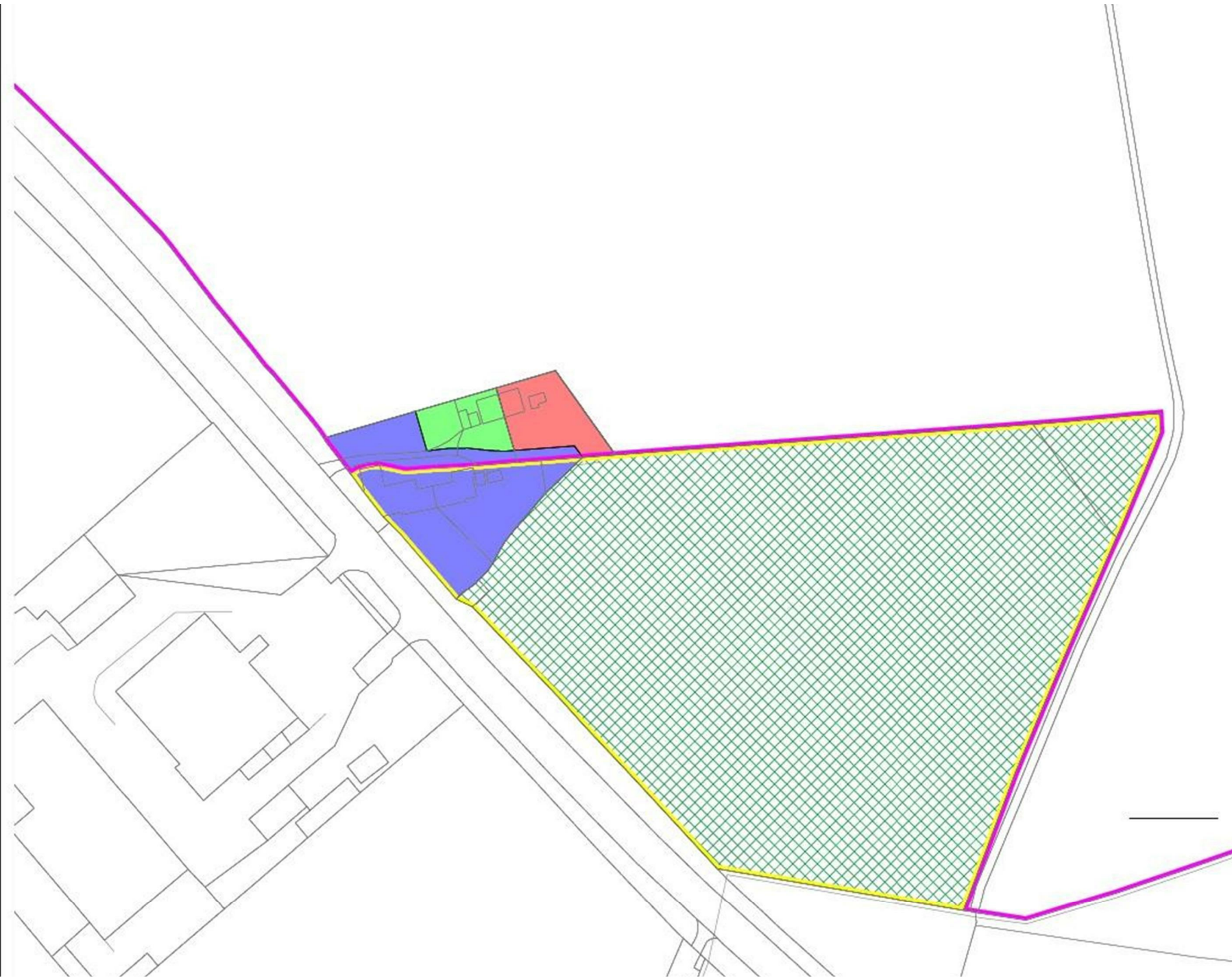
The tenure is freehold. The property is approached via a shared driveway over which two other properties also have a pedestrian and vehicular right of way. The plan attached shows this dwelling as Property 1 coloured blue, with the paddock land hatched green. This plan is provided for guidance purposes only and the boundaries must be checked by the buyer prior to exchange.

SERVICES

Mains electricity and water are connected. Each property has its own septic tank, which was installed Dec 23/Jan 24. A plan is available showing the location of the system, further details from selling agents.

Although the EPC for the Annexe is rated D, there is potential according to the EPC certificate to increase the rating to in excess of 100 by the installation of a wind turbine, subject to planning. Gap Farm could be similarly increased from an E rating to 92.

The Council Tax Band for Gap Farm House is D, and the Annexe, 3 Gap Farm Cottages, is a B rating. The rating would need to be reassessed if converted to a single dwelling. Interested parties must liaise direct with Harborough District Council in this respect.



- Land Registry Title LT537460
- Land Registry Title LT537464
- Property 1
- Property 2
- Property 3
- Paddock

Notes:
 The drawing is for information purposes only and not for use in construction.
 Do NOT scale from the drawing.
 All dimensions are to be checked on site and any discrepancies should be immediately reported to the originator of the drawing.
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The
Gap Farm
Indicative Sale Boundaries

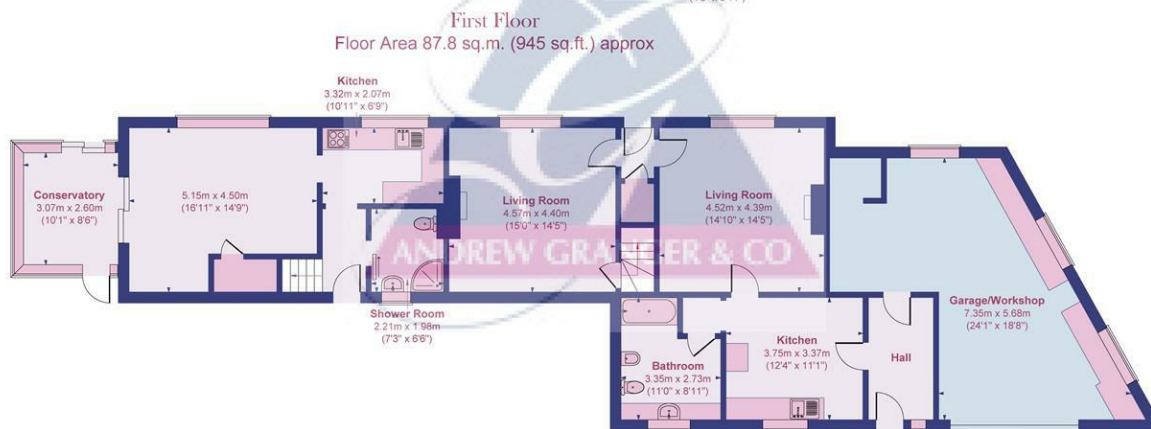
Date	Issue
10/07/24	1/000001
Drawn	Reference
CP	GAP01/004

PARKERS
OF LEICESTER

Parkers of Leicester
 Parker House, Leicester Road, Market Harborough, LE16 7AY
 T:0116 289555

Floorplan

Approximate Gross Internal Area
 211.9 sq. m. (2281 sq. ft.)
 Garage At 37.4 sq. m. (403 sq. ft.)
 Total 249.3 sq. m. (2683 sq. ft.)



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



EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority
 Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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