



South View Farm Hallaton Road, Tugby, LE7 9WB

£585,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

South View Farm Hallaton Road Tugby LE7 9WB

Nestled on Hallaton Road in the charming village of Tugby, this delightful semi-detached house presents a wonderful opportunity for those seeking a project to create their dream home. One of the standout features of this property is the expansive 1.08-acre paddock located to the rear. This generous outdoor space is perfect for anyone looking to enjoy the tranquility of rural living. The paddock offers a blank canvas for various uses, whether it be for recreational activities, landscaping, or even the possibility of keeping animals. Book your tour today with our office in Melton Mowbray.





Description

South View Farm is a charming detached family home located in the picturesque village of Tugby. This property presents an exciting opportunity for renovation, as it is in need of complete modernisation. On the ground floor, you will find two spacious reception rooms, providing ample space for family living and entertaining. The kitchen offers the potential for updating, and there is a bathroom on this level as well. Additionally, there is a large storage area, ideal for converting into additional living space or utilising for practical purposes.

Upstairs, the property features two well-proportioned double bedrooms, each offering plenty of natural light. To the rear of the property, there are two further storage areas that could potentially be transformed into extra bedrooms or other functional spaces, depending on your needs.

The property also boasts a private garden, providing a tranquil outdoor area perfect for relaxation or family activities. Further enhancing the appeal of South View Farm are several outdoor storage sheds and a barn, offering ample space for tools, equipment, or other storage needs. The property also benefits from access to a 1.08-acre paddock, ideal for those with equestrian interests, or simply for anyone wishing to enjoy a rural lifestyle with plenty of outdoor space.

This is a fantastic opportunity to create a beautiful family home in a sought-after location, with the potential for both indoor and outdoor development to suit your personal style and needs.

Situated in the picturesque village of Tugby, residents can enjoy a peaceful lifestyle while still being within reach of local amenities and transport links. This property is ideal for those looking to invest in a home that they can truly make their own. With its prime location and substantial outdoor space, this house is a rare find in today's market. Don't miss the chance to explore the potential that awaits within these walls.

AGENTS NOTE

The site, including the house, will be sold with an overage for development and this will apply to any residential development or commercial development, excluding agricultural use. The rate will be 30% for 30 years from the date of completion.



Kitchen



Reception Room



Bedroom



Storage



Bedroom



Storage

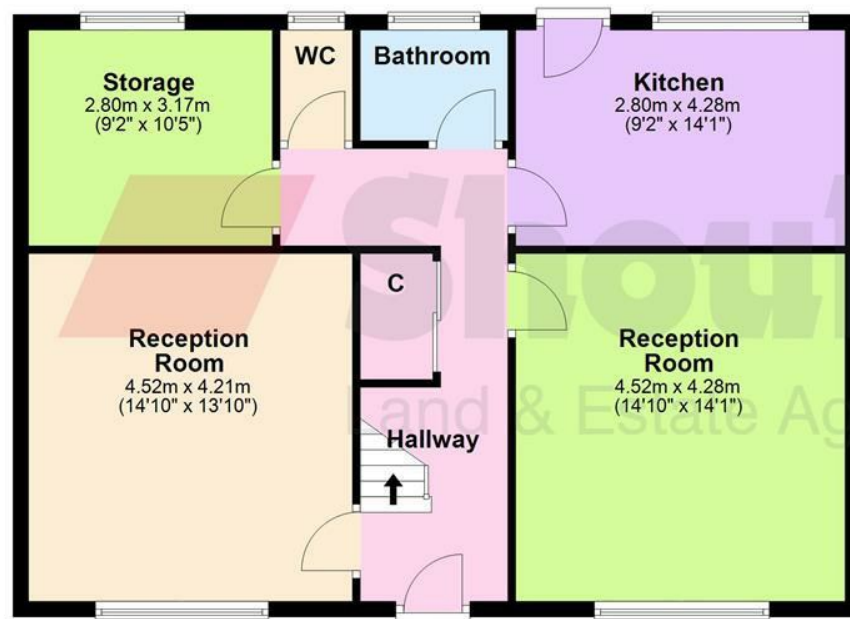


Storage



Bathroom

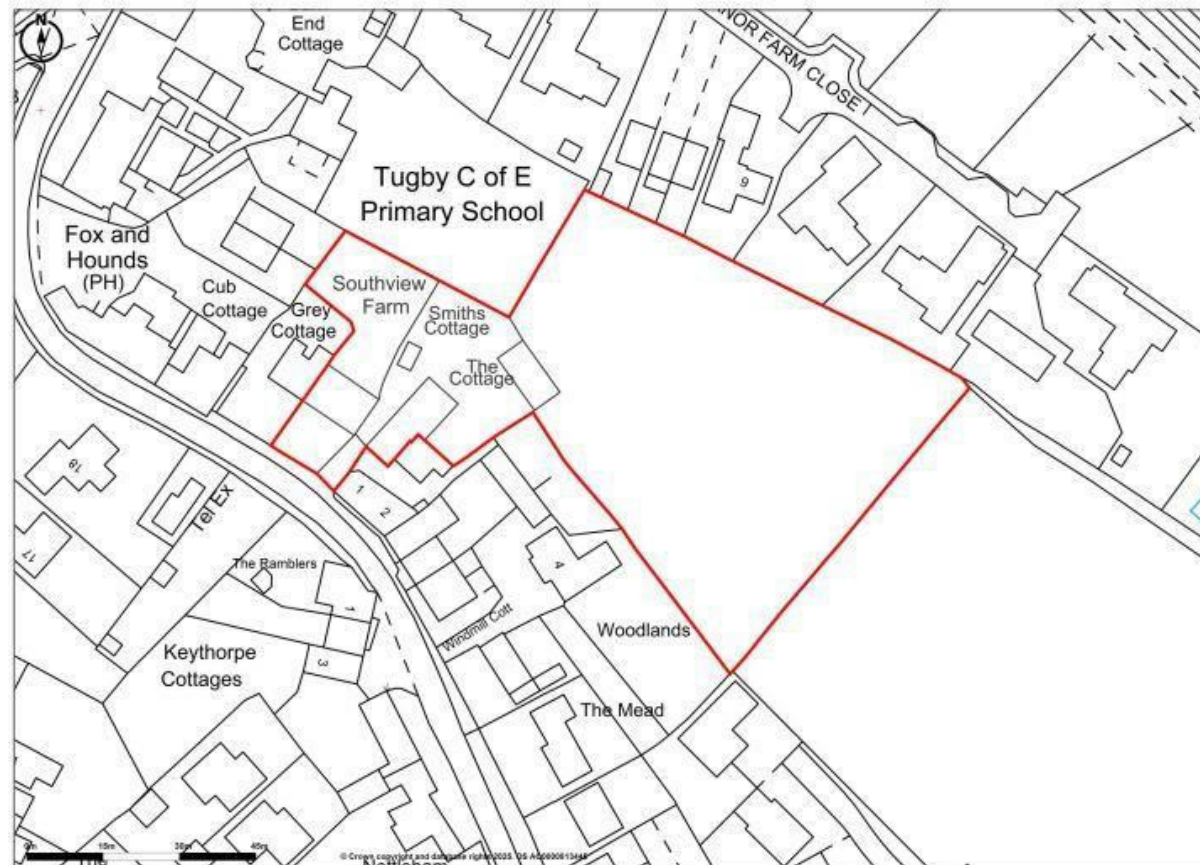
Ground Floor



First Floor



South View Farm - Tugby



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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

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- Semi-Detached Family Home
- Village Location
- Modernisation Required Throughout
- 1.08 Acre Paddock to the Rear
- Various Outbuildings
- No Chain Sale

 snapping.allies.herds





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