



Crossroads Farmhouse (Plot 4), Crossroads  
Farm Scaford Road, Eastwell, Leicestershire,  
LE14 4EF

£950,000  
Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- Generous Corner Plot
- Offering Around 2,750 Sq. Ft. Of Accommodation
- Treble Garage/Car Port
- 3 Ensuited & Main Bathroom
- Grade II Listed Farmhouse
- Thoughtfully Extended & Renovated
- Includes A Detached Annexe Suite
- 4 Double Bedrooms
- 3-4 Reception Areas

A stunning conversion of a Grade II listed period farmhouse which has been sympathetically renovated and extended to a high standard, to create a beautiful traditional home retaining much of its original character blended with the benefits of modern living.

The property offers an excellent level of accommodation, with the main house extending to approximately 2,400 sq.ft. but benefits from an additional three bay coach house style garage block with around 365 sq.ft. of accommodation above, adding to the versatility of this individual home.

The main house boasts many features with exposed internal brick and stone elevations, beams and period fireplaces but it is in the process of a thoughtful programme of sympathetic "back to brick" renovation throughout, which will combine both traditional and modern elements, including a higher degree of efficiency, with improved insulation.

The accommodation will provide four main reception areas including a stunning open plan, L shaped, living/dining kitchen with part vaulted ceiling opening out into a breakfast room and snug, as well as having an attractive aspect into the rear garden. In addition, to the ground floor, there is a cloak room and useful utility leading off an initial entrance hall and to the first floor, there are four well proportioned bedrooms, two with ensuite facilities and generous family bathroom.

As well as the main accommodation the property also benefits from a detached coach house style three bay / carport with a versatile suite situated in the eaves above. This provides an initial bedroom/reception with ensuite facilities that could be utilised for a variety of purposes, making it ideal for teenagers, extended families or as a home office situated away from the main house.

The property occupies a pleasant corner plot, relatively generous by modern standards, with ample off road parking.

The property is expected to be completed in the summer of 2025 and viewing comes highly recommended to appreciate the location and accommodation on offer.

## EASTWELL

Eastwell lies in the Vale of Belvoir, a small hamlet, well placed for commuting. The village

now benefits from additional amenities provided by the considered development of the former Crossroads Farm, creating three small units and a farm shop / cafe (soon to open) and the fantastic Jorge Artisan Deli Store, located to the rear of the development and provides a range of artisan and Mediterranean food as well as a boutique shop. Further amenities can be found in the adjacent village of Stathern including primary school and village shop. Increased facilities can be found in the nearby market towns of Bingham, Grantham and Melton Mowbray and from Grantham there is a high speed train to King's Cross in just over an hour. With Grantham also benefiting from the well regarded grammar schools. The village is also convenient for the A52, A46 and A1.

A DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

9'10" x 8'1" (3.00m x 2.46m )

Having inset downlighters to the ceiling, fitted bench unit with coat hooks over providing useful storage, double glazed window to the side and pocket door leading through into:

### UTILITY ROOM

13'2" x 6' (4.01m x 1.83m)

Having fitted base units with quartz preparation surface over, undermounted sink, plumbing for washing machine, space for tumble dryer, underfloor heating manifolds, window to the side and a door leading through into:

### GROUND FLOOR CLOAK ROOM

4'6" x 4'2" (1.37m x 1.27m)

Fitted with a two piece suite.

Returning to the initial entrance hall a ledge and brace door leads through into:

### INITIAL OPEN PLAN DINING KITCHEN

28'3" x 14'8" max (8.61m x 4.47m max)

A fantastic well proportioned space which also links through into a further reception area which could be utilised as either formal dining or sitting room giving an excellent living area which will become the heart of the home. This initial reception affords double glazed French doors leading out into the rear garden with aspect across to adjacent paddocks, having inset downlighters to the ceiling and leads through into the kitchen area. The kitchen having a part vaulted ceiling with inset skylights and the attractive feature of an aspect up to a galleried landing above. The kitchen is beautifully appointed being finished with a range of Shaker style units in heritage colours with both quartz and oak preparation surfaces including central island unit providing an excellent working area, integrated appliances including full height fridge, under counter freezer, recycling drawers, microwave, warming drawer and Quooker boiling tap as well as free standing range, undermounted sink, attractive tiled floor and French doors set in a timber casement surround with double glazed lights onto the garden.

From the initial living area of the kitchen a large open doorway leads through into:



## DINING AREA

14'11" x 14'9" (4.55m x 4.50m)

Again ideal as either a sitting or dining room, having attractive internal exposed ironstone elevation, beamed ceiling, window and external door into the garden at the rear.

## SNUG

15'6" x 15'3" into inglenook (4.72m x 4.65m into inglenook)

Accessed from both the additional reception space and the kitchen this is an attractive room of generous proportions offering a wealth of character and features, having heavily beamed ceiling, the focal point being an inglenook fireplace with timber lintel and flagstone hearth, built in period dresser and double glazed window to the rear. A further door leads through into:

## INNER HALLWAY

5'9" x 4'5" (1.75m x 1.35m)

Having a beamed ceiling, access to a small half cellar, staircase rising to the first floor and further doors leading to:

## STUDY

13'2" x 10'4" (4.01m x 3.15m)

A versatile reception making an ideal snug or ground floor office, having chimney breast with raised flagstone hearth and brick corbelling above, alcove to the side, window and exterior door.

## LIVING ROOM

14'8" x 14'5" (4.47m x 4.39m)

An attractive room having heavily beamed ceiling, traditional style column radiator and windows to two elevations with deep sills.

RETURNING TO THE INNER HALLWAY A STAIRCASE WITH HALF LANDING RISES TO:

## FIRST FLOOR LANDING

20'11" x 3'10" (6.38m x 1.17m)

A generous space having part pitched ceiling and an attractive galleried area which looks down into the kitchen, having cottage latch door to the second floor and further doors leading to:

## BEDROOM 1

14'9" x 13'5" (4.50m x 4.09m)

A well proportioned double bedroom benefitting from ensuite facilities as well as having superb far reaching panoramic views to the south east, having part pitched ceiling, traditional style column radiator and further door leading through into:

## ENSUITE SHOWER ROOM

9'5" x 6'10" max (2.87m x 2.08m max)

Having suite comprising double width shower enclosure, traditional style WC and washbasin, oak effect tiled floor and column radiator.

## BEDROOM 2

15'5" x 10'2" (4.70m x 3.10m)

A further double bedroom benefitting from ensuite facilities, having attractive traditional style column radiator, inset downlighters to the ceiling, window with deep sill overlooking the rear garden and further door leading through into:

## ENSUITE SHOWER ROOM

10'2" x 4'6" (3.10m x 1.37m)

Tastefully appointed having a shower enclosure with metro style tiled splash backs, WC and washbasin, column radiator and window to the front.

## BEDROOM 3

14'11" x 10'8" (4.55m x 3.25m)

A further double bedroom with aspect into the rear garden, having the attractive feature of a part exposed internal brick elevation, high level window light through to the landing, traditional style column radiator and double glazed window.

## BEDROOM 4

13'3" x 10'6" (4.04m x 3.20m)

A further double bedroom having aspect to the side, chimney breast with alcoves and two windows.

## MAIN BATH/SHOWER ROOM

14'6" x 9' (4.42m x 2.74m)

A well proportioned space which will offer a large walk in shower enclosure with metro style tiled splash backs, separate bath, WC and washbasin set in a vanity surround. The room also having oak effect tiled floor and obscured glazed window with attractive deep sill.

RETURNING TO THE FIRST FLOOR LANDING A PERIOD COTTAGE LATCH DOOR GIVES ACCESS, VIA A TURNING STAIRCASE TO:

## LANDING AREA

A small landing area that could be utilised simply as storage or alternatively could be used as a home office/study space.

## EXTERIOR

The property occupies an attractive and deceptive corner plot with gardens to all sides offering a generous outdoor space. The gardens are already established with a variety of trees and shrubs, the final landscaping to be completed. Approached from the front is a substantial driveway providing a considerable level of off road in parking which, in turn, leads to an attractive oak framed car port providing three bays with the double width bay measuring 20'10" wide x 21'9" deep and having power and light and a separate enclosed garage.

## GARAGE

21'9" deep x 9'7" (6.63m deep x 2.92m)

Having power and light and, accessed via its own staircase above the garage/coach block, is:

## **GARAGE SUITE**

25'6" x 12' (7.77m x 3.66m)

Providing a generous reception/bedroom area with ensuite facilities off, having attractive part pitched ceiling with twin skylights, power and light. This area would be perfect for extended families, ideal for teenagers or as a guest suite or home office situated away from the main house. A further door leads through into:

## **ENSUITE SHOWER ROOM**

9'10" x 4'5" (3.00m x 1.35m)

To be appointed with a three piece suite and having part pitched ceiling with inset skylight.

## **COUNCIL TAX BAND**

Melton Borough Council - Banc TBC

## **TENURE**

Freehold

## **ADDITIONAL NOTE**

We understand the property is on mains electricity and water with oil fired central heating and fibre broadband. The properties have private drainage systems.

The properties are accessed of an initial shared driveway with a shared responsibility.

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

































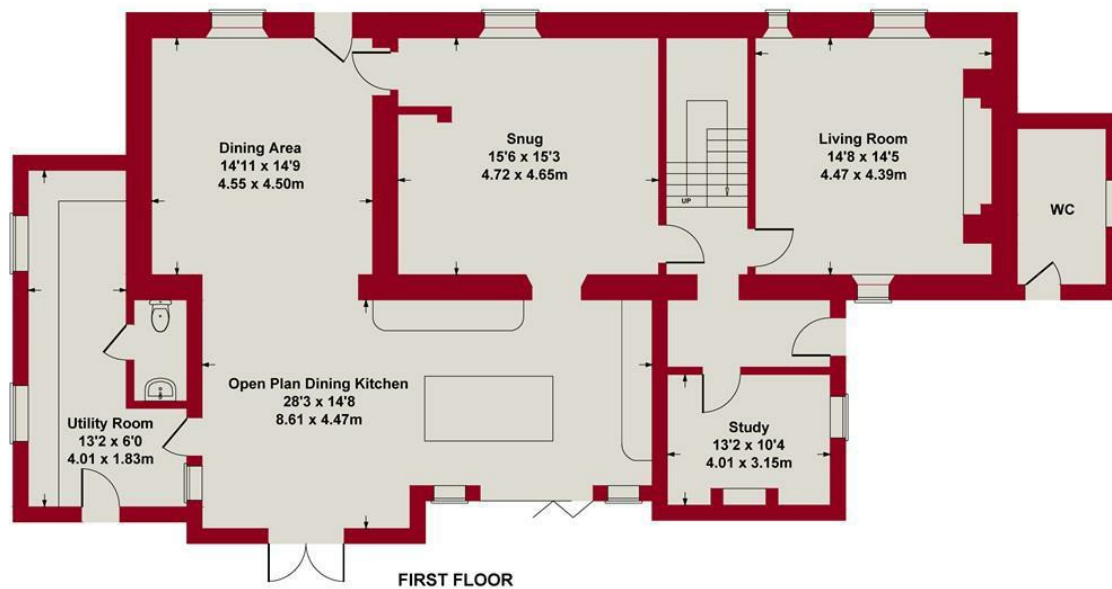




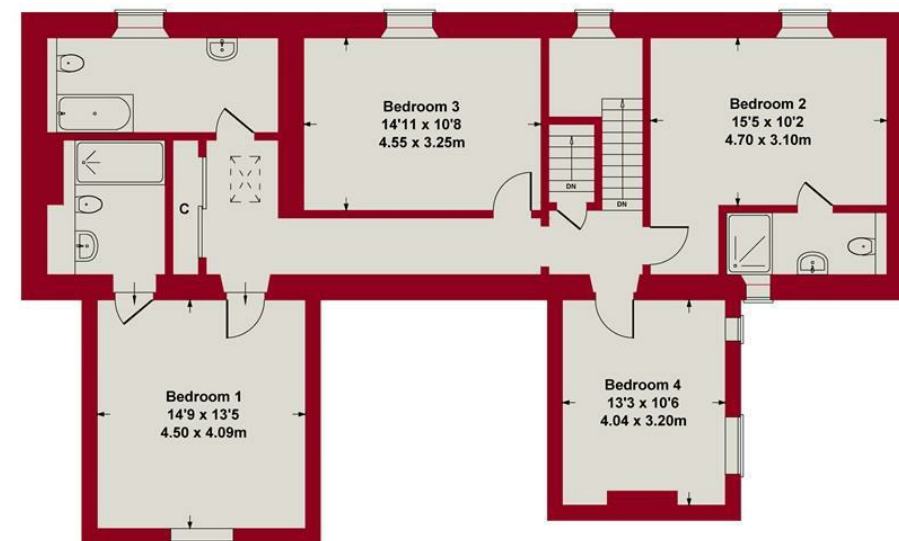








FIRST FLOOR



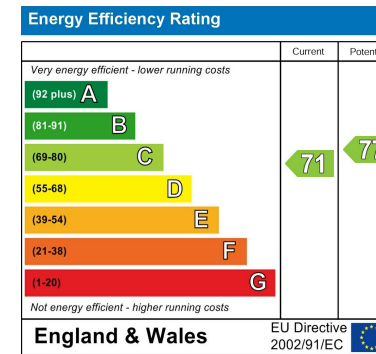
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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**RICS**



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