



WALTHAM ROAD
FREEBY, MELTON MOWBRAY, LE14 2SQ

£3,500 Per month
Unfurnished

Highfields Farmhouse of Freeby offers a rare opportunity to reside in this spectacular, well appointed and sympathetically restored five bedroom Victorian detached farmhouse in the quaint hamlet of Freeby close to Melton Mowbray.

The property is situated on the outskirts of the village and retains many character features to include original pitch pine doors, ornate ceiling coving, beamed ceilings, open fires and wood burning stoves, quarry tiled flooring, high ceilings and a mix of single and double glazed sash windows. The property has been newly carpeted throughout with premium wool loop carpets and has been redecorated throughout.

Highfield Farm comprises of boot/utility room, a hardwood shaker dining kitchen, two large reception rooms, entrance hallway, cellar and to the first floor there are four large double bedrooms, family bathroom and to the third floor a fifth double bedroom.

The property is surrounded by mature lawned gardens and offers views over surrounding countryside. There is gravelled off street parking for several cars to the side and to the courtyard there are various



Viewing strictly by appointment with the sole agents.

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Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

5 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

DESCRIPTION

BOOT ROOM/UTILITY ROOM : Entered via original hardwood door with hanging pegs, quarry tiled flooring, pitch pine units housing oil fired boiler and immersion tank, butler sink, radiator, spotlights and door to kitchen.

DINING KITCHEN : A solid wood painted shaker kitchen comprising a range of eye and base level units, granite and oak worktops, double butler sink, oil fired AGA, radiator, original quarry flooring, doorway with stairwell to first floor, beamed ceiling and door to cellar. Further door to large pantry with pine shelves and radiator.

CELLAR : a large cellar with light.

ENTRANCE HALLWAY : A porch with original hardwood door leading to entrance hallway with stairs to first floor landing, Minton tiled pattern flooring, radiator, beamed ceiling.

RECEPTION ONE : With views over fields, solid stone fire surround with wood burning stove only, two radiators.

RECEPTION TWO : A well proportioned room with two radiators, cast iron fire insert with granite surround and stripped floorboards.

WC : With low flush WC, sink, radiator and tiled flooring.

STAIRWELL AND LANDING : With original pine staircase and radiator.

BEDROOM ONE : A double bedroom with ornamental fire and radiator.

BEDROOM TWO : A double bedroom with radiator.

BEDROOM THREE : A double bedroom with radiator and door to ensuite.

ENSUITE : With walk in shower, with mixer shower, low flush WC, sink, heated towel rail, tiled floors and splashbacks.

BEDROOM FOUR : A double bedroom with radiator and ornamental fire.

FAMILY BATHROOM : With four piece suite of freestanding claw foot bath, shower, sink, low flush WC, tiled flooring and storage cupboards and shelves and a radiator.

BEDROOM FIVE : A double bedoom located on the third floor with radiator.

OUTSIDE : Large gardens mainly laid to lawn with mature trees and shrubs. Private gravelled driveway and various brick stores, outhouses and a garage.

PADDOCK LAND AND STABLES : There is approx 2 brick built stables and tack room, Circa 4.01 acres of paddocks and stable shelter.

IMPORTANT TENANCY INFORMATION

The Property is **UNFURNISHED** to include carpets and some blinds/curtains only.

INTERNET : ADSL and Satellite broadband only.

Council Tax : Melton Borough Council : Band G.

Deposit : £4,038

Term : A Common Law Tenancy is offered if the property is to be let with the 4.01 acres of land, should the house be taken by itself this will be under an Assured Periodic tenancy.

Services : Mains electricity, water, private drainage via septic tank. Oil fired heating (any remaining oil must be purchased by the tenant prior to the tenancy starting).

VIEWINGS : Strictly by appointment with the agent or estate.

EPC : E rating.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information.

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband



