

**Gyesgarth, 3 Scalford Road, Eastwell, Leicestershire, LE14 4EJ**

**No Chain £795,000**

**Tel: 01949 836678**

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Grade II Period Home
- 4 Double Bedrooms
- Ensuite & Main Bathroom
- Walled Gardens
- Wealth Of Character & Features
- Approaching 2,400 Sq.Ft.
- 3 Receptions
- Wonderful 0.5 Acre Plot
- Considerable Parking & Garage
- Viewing Highly Recommended

We have pleasure in offering to the market this truly unique and deceptive Grade II listed period home which affords immense character with attractive ironstone elevations beneath a slate tiled roof providing a handsome facade with sash windows behind which lies a versatile level of accommodation lying in the region of 2,400 sq.ft.

The property is tastefully presented throughout, combining both traditional and modern elements, with many period features including high ceilings, deep skirtings and architraves, stripped pine doors and attractive sash windows.

The accommodation provides four double bedrooms, the main bedroom benefitting from ensuite facilities and a beautifully upgraded contemporary bathroom.

To the ground floor there are three main reception areas including a beautiful dual aspect sitting room with attractive fireplace and useful office off, a separate snug/dining room and a farmhouse style kitchen fitted with a range of handcrafted units and having a central Aga range, attractive exposed brick chimney breast and high beamed ceiling and leading into a useful walk in pantry/utility. In addition a secondary entrance hall provides a ground floor cloak room with a second staircase rising to the first floor and, in turn, the fourth bedroom with its separate access that could provide annexe style facilities, perfect for teenagers or home office.

As well as the main accommodation the property occupies a simply stunning, established and generous plot lying just in excess of half an acre with a walled garden offering a great deal of seclusion and secure, gated parking to the front with garage and workshop. The main, relatively low maintenance, gardens are separated into three walled areas providing a delightful, established and well maintained outdoor space which affords pretty views across to the village church.

Overall this is a truly fascinating home in a delightful setting with viewing being the only way to appreciate both its location and accommodation.

## EASTWELL

Eastwell lies in the Vale of Belvoir and amenities can be found in the adjacent village of Stathern including primary school and village shop. Further 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. The village is also convenient for the A52, A46 and A1 and, in addition, is well placed for the highly regarded schools in Oakham, Uppingham, Ratcliffe and Stamford as well as the King's School (KGGS) and High School for Girls in Grantham.

AN ATTRACTIVE PERIOD ENTRANCE DOOR WITH GLAZED LIGHT ABOVE LEADS THROUGH INTO:

## MAIN ENTRANCE HALL

19'10" x 9'2" (into stairwell) 4' min (6.05m x 2.79m (into stairwell) 1.22m min)
An attractive initial entrance vestibule having high ceiling with stone flagged floor and deep skirtings, central heating radiator behind feature cover, spindle balustrade turning staircase rising to the first floor with access to the cellar beneath and, in turn, further stripped pine doors leading to:

## KITCHEN

19'3" x 10'10" (5.87m x 3.30m)
A well proportioned, light and airy space, benefitting from a dual aspect with beautiful, high, heavily beamed ceiling and exposed brick chimney breast with inset Aga range and tiled splash backs behind, deep stripped pine skirtings and flagstone flooring. A well appointed kitchen having a generous range of handcrafted and hand painted drawer units including complementing dresser unit with shelf and plate rack above, granite and timber preparation surfaces, twin Belfast style sinks with articulated swan neck mixer tap, central heating radiator concealed behind feature cover and sash windows with period stripped pine shutters to both front and rear elevations.

An open doorway leads through into:

## SNUG/DINING ROOM

13'11" x 9'10" (4.24m x 3.00m)
A versatile room currently utilised as an additional cosy sitting room but alternatively, lying adjacent to the kitchen, could be used as formal dining. The room having high, deep corniced, ceiling with central rose, chimney breast with flagstone hearth and inset solid fuel stove, deep stripped pine skirtings and sash window with stripped pine shutters to the front.

Returning to the kitchen further doors lead through into:

## UTILITY/PANTRY

8'3" x 6' (2.51m x 1.83m)
A well proportioned space which provides an excellent level of storage, having shelved walls, plumbing for washing machine, space for further free standing appliances, floor standing oil fired central heating boiler, quarry tiled floor, high ceiling and attractive multi paned window to the side.

## SECONDARY ENTRANCE HALL
7'2" x 3'11" (2.18m x 1.19m)
Having stripped pine, part glazed, exterior door, stone and quarry tiled floor, central heating radiator, a secondary turning staircase rising to the first floor and a further cottage latch stripped pine door leading to:

## GROUND FLOOR CLOAK ROOM
6'5" x 6' (1.96m x 1.83m)
Having a two piece suite comprising close coupled WC and pedestal washbasin, quarry tiled floor, central heating radiator and high level, multi paned, window.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER DOOR LEADS TO:

## DRAWING ROOM
18'3" x 14'7" (5.56m x 4.45m)
A well proportioned, dual aspect, reception offering an element of grandeur with attractive, high, deep corniced ceiling. The focal point to the room being a stone fireplace with timber mantel and flagstone hearth with inset open grate, the room also having deep stripped pine skirtings, dado rail, sash windows to the front and rear, both with stripped pine shutters and a further stripped pine door leads through into:

## STUDY
6'11" x 9'6" (2.11m x 2.90m)
A useful reception ideal as a home office having high ceiling with central beam, shelved alcove, deep stripped pine skirtings, central heating radiator and sash window with stripped pine shutters to the front.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER STRIPPED PINE DOOR AND BRICK STAIRCASE DESCENDS TO:

## CELLAR
14' x 13' in total (4.27m x 3.96m in total)
Split into two areas with a central subdividing wall creating two useful storage spaces ideal as wine cellars, having power and light and brick floor.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR GALLERIED LANDING
23'5" max x 9'2" max (7.14m max x 2.79m max)
An L shaped galleried landing having coved ceiling, two ceiling roses, attractive spindle balustrade, deep stripped pine skirtings, two multi paned sash windows to the front and further stripped pine doors leading to:

## BEDROOM 2
18'2" x 11'3" (5.54m x 3.43m)
A well proportioned double bedroom benefitting from a dual aspect with sash windows to both the front and rear, the rear arched window having an attractive window seat. The room also having deep stripped pine skirting, corniced ceiling and two built in wardrobes.

## BATHROOM
8'5" x 11' (2.57m x 3.35m)
Tastefully appointed having been thoughtfully modernised with a contemporary suite comprising double length shower enclosure with glass screen and wall mounted Aqualisa shower mixer with both independent handset and rainwater rose over, corner bath with wall mounted mixer tap, adjacent vanity unit with WC with concealed cistern, separate vanity area with twin bowl basins, fully tiled walls and floor, contemporary towel radiator and sash window to the front.

## BEDROOM 1
18'9" x 11' (5.72m x 3.35m)
A further double bedroom benefitting from ensuite facilities and having a dual aspect with sash windows to the front and rear, deep stripped pine skirtings, corniced ceiling, built in shelved cupboard and further stripped pine door leading through into:

## ENSUITE SHOWER ROOM
8'3" x 5'8" (2.51m x 1.73m)
Having a contemporary suite comprising quadrant shower enclosure with sliding double doors and wall mounted shower mixer, vanity unit with close coupled WC with concealed cistern, further vanity unit with attractive marble surface over and free standing Utopia washbasin and storage beneath, fully tiled floor and walls, contemporary towel radiator and multi paned window.

From Bedroom 1 a further stripped pine door also gives access to:

## SECONDARY LANDING
Giving access to a turning staircase returning to the secondary entrance hall, having stripped pine skirtings, multi paned window to the front, attractive high, part pitched, ceiling, further spindle balustrade turning staircase rising to the second floor and having a further door leading to:

## BEDROOM 3
14'8" x 10' (4.47m x 3.05m)
A further double bedroom with an excellent level of storage having two integrated wardrobes as well as two further shelved cupboards, deep stripped pine skirtings and multi paned sash windows to front and rear.

RETURNING TO THE SECONDARY LANDING A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## BEDROOM 4
20' x 11' (6.10m x 3.35m)
A further potential double bedroom situated above the archway and provides an interesting, versatile room, having vaulted exposed stone work, deep stripped pine skirtings, built in cupboards, period column radiator and pretty round, porthole windows to the front and rear, both with stone mullion surrounds. This room benefits from its secondary staircase descending to the ground floor and would therefore make an excellent suite, possibly for a teenager, or home office as it can be accessed separately from the majority of the accommodation

## EXTERIOR
One of the main selling points of this delightful home is its simply stunning plot, generous by modern standards, extending to just in excess of half an acre providing a mainly walled outdoor space, creating both privacy and seclusion as well as sheltered areas which can be utilised all year round. The initial approach is via a shared archway which provides an impressive entrance leading to the private electric gates of the property and, in turn, a substantial gravelled driveway enclosed by brick walls leading to a useful detached garage and workshop. This initial courtyard area affords a delightful aspect of the pretty ironstone, double fronted facade with a gateway leading through into the beautifully maintained and relatively low maintenance walled gardens, having central lawns, a summer house and well stocked established borders with an abundance of trees and shrubs. A central vegetable garden provides a sheltered space perfect for the keen gardener and affords a charming aspect across to the pretty village church.

## GARAGE
15'4" x 15'3" (4.67m x 4.65m)

## WORKSHOP
15'3" x 7'9" (4.65m x 2.36m)

## COUNCIL TAX BAND
Melton Borough Council - Band G

## TENURE
Freehold

## ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, and water. Central heating is oil fired (information taken from Energy performance certificate and/or vendor).
The property is Grade II Listed, the original building is Circa 1785, with specific covenants relating to the colour of external woodwork (i.e windows and doors etc). Information taken from Historic England listing No. 1360904
The initial driveway entrance (the property has its own substantial private driveway) is shared with the neighbouring property with a 50% shared maintenance 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







































































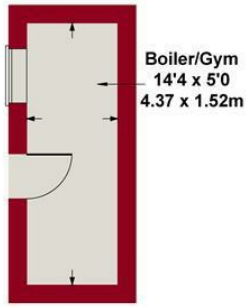




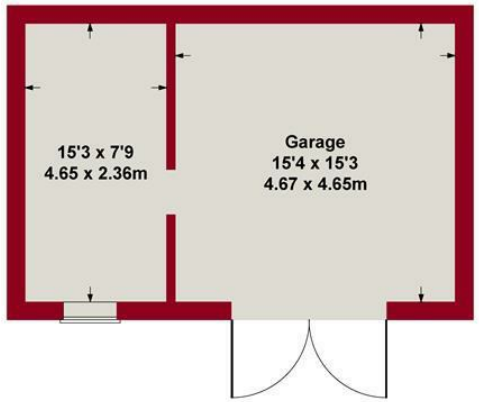




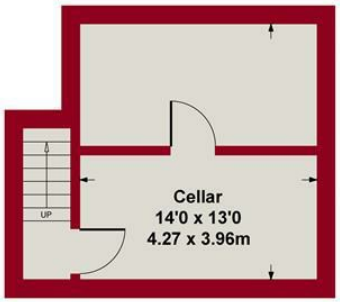




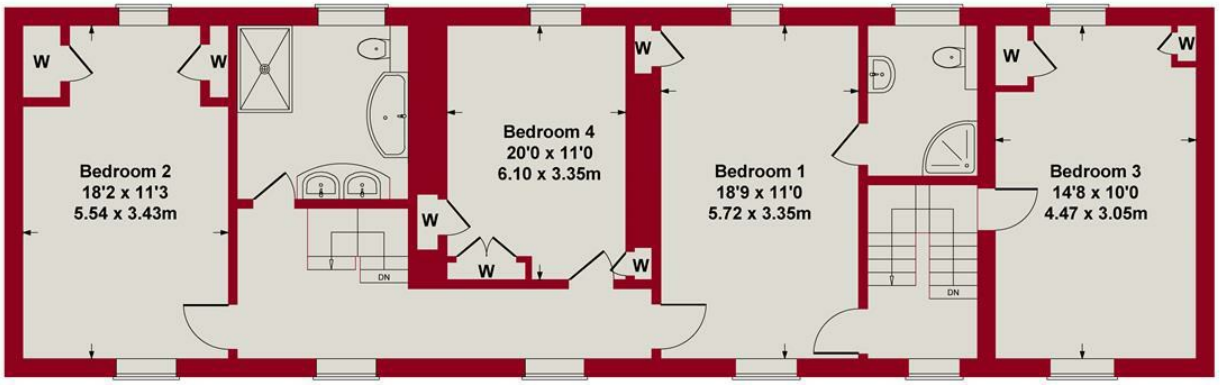

OUTBUILDING



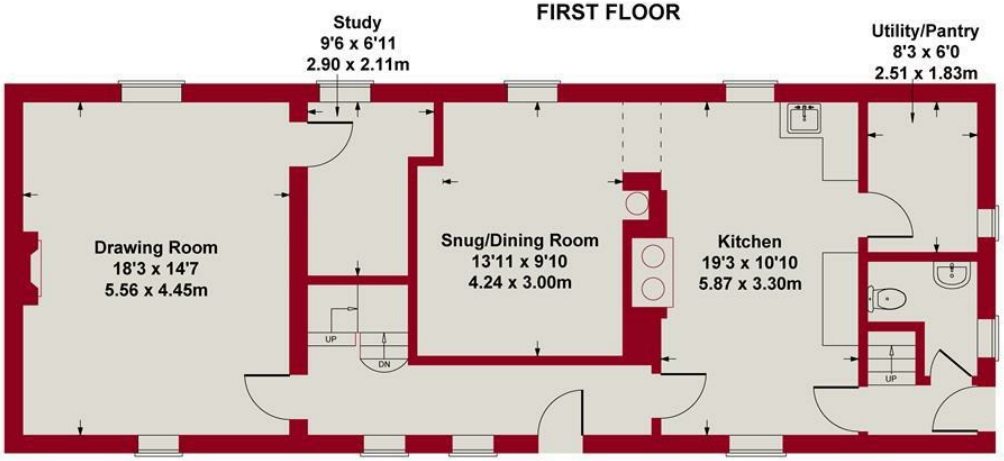

GARAGE




CELLAR




FIRST FLOOR




GROUND FLOOR

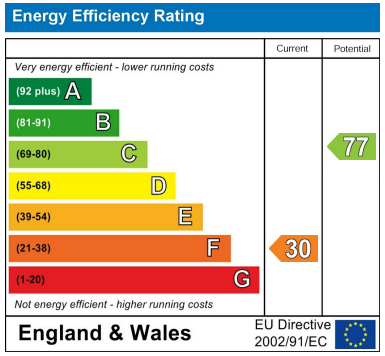
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

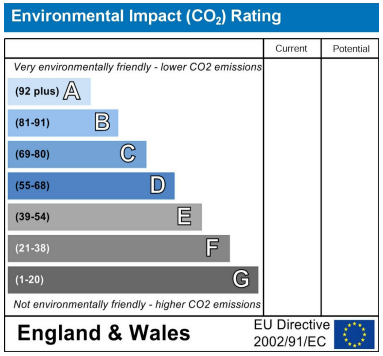
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD WATKINSON PARTNERS









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The Property Ombudsman

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