

Longgate Cottage Melton Road, Scalford, LE14 4UB

Asking price £750,000

Council Tax Band: F

H&H  
BESPOKE



Not Just a Home... A Lifestyle Opportunity with Land

Longgate Cottage, Melton Road, Scalford – Guide Price £750,000

What if your next move gave you more than just space... but freedom, land, and a completely different way of living?

Set on the edge of the ever-popular village of Scalford, Longgate Cottage is a beautifully presented and deceptively spacious detached bungalow — now offering something truly special...

Paddock land included within the sale.

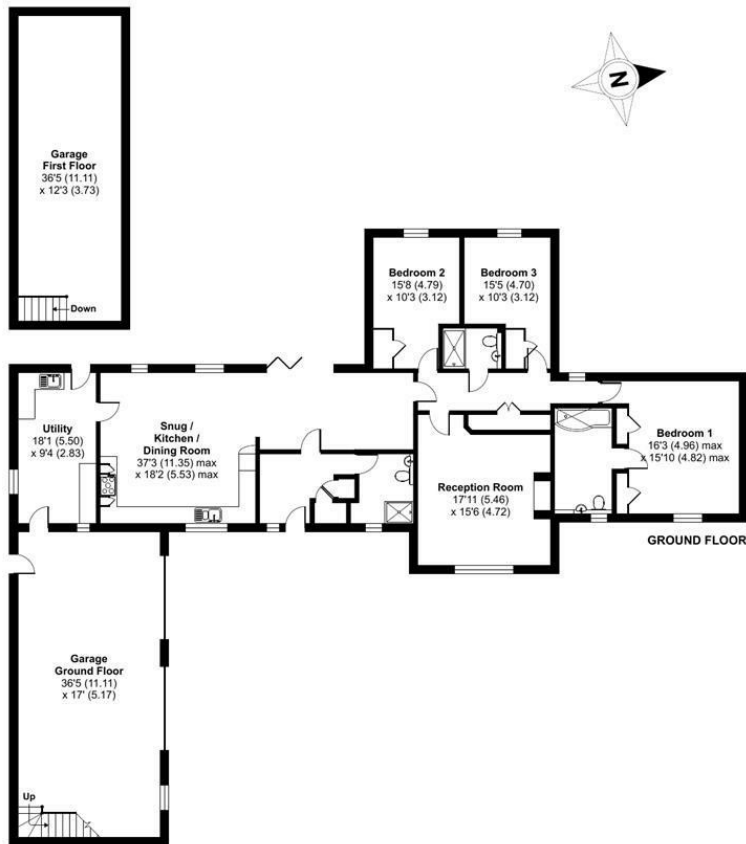


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## Melton Road, Scalford, Melton Mowbray, LE14

Approximate Area = 1920 sq ft / 178.4 sq m  
Garage = 1070 sq ft / 99.4 sq m  
Total = 2990 sq ft / 277.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for House and Home Bespoke. REF: 1346288

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>76</b>
		<b>56</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	