Alexanders
MarketMakers.

Eastwell Road
Scalford

- Stunning modernised seven-bedroom farmhouse
- Spacious open plan-living throughout
- Modern bright kitchen and breakfast area
- Seven large bedrooms
- Internal annexe and external barn conversion
- Beautiful garden with seating terrace and hot tub
- Ample off road private parking behind electric gates
- On the edge of the much sought after Scalford village
- Council Tax Band G / Freehold

Nestled in the beautiful village of Scalford, Alexanders are proud to offer to the market this magnificent Grade II listed country farmhouse. Spanning an impressive 4,126 square feet, this exceptional property boasts an abundance of space, character and versatility.

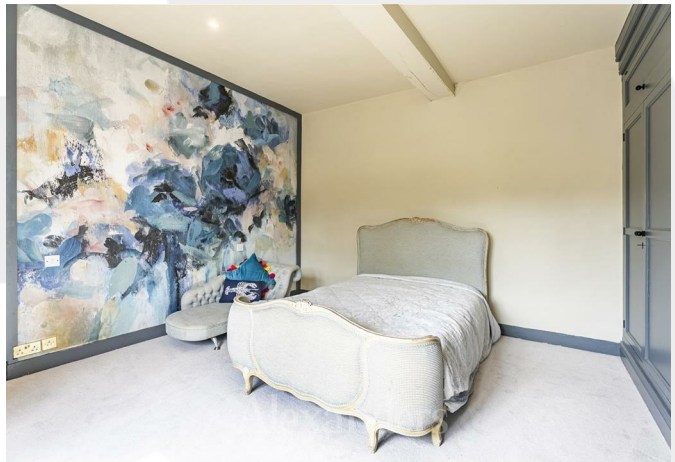
Each room is filled with character, showcasing the farmhouse's rich heritage while providing a warm and inviting atmosphere. The property features seven spacious bedrooms, serviced by four modern bathrooms, making it ideally suited to family living, multi-generational occupation or those seeking a substantial countryside home.

The extensive renovations carried out on this home have thoughtfully preserved its original charm while incorporating contemporary conveniences. Further enhancing the property's versatility is a fully self-contained annex, providing excellent additional accommodation and a range of potential uses. There is also the option to create an internal annex within the main house, subject to the necessary consents, offering further flexibility for extended family, guests, home working or additional independent living accommodation.

The property also benefits from flexible parking provisions for several vehicles, a particularly valuable feature for a property of this size and versatility.

The surrounding area is picturesque, with beautiful countryside views that enhance the tranquil setting of this remarkable farmhouse. Positioned within the sought-after village of Scalford, the property combines the peace and charm of rural living with excellent flexibility for modern family life.

In summary, this stunning Grade II listed farmhouse on Eastwell Road is a rare find, combining historical significance, generous accommodation and modern versatility. With an existing self-contained annex, the potential for an additional internal annex and ample flexible parking, it presents an exceptional opportunity for those seeking a substantial and adaptable home in the heart of the English countryside.



The Main House

Cranyke Farmhouse is located on the outskirts of the much desired village of Scalford, thought to date back to the Georgian period and possibly 17th century in parts. Over the past 10 years the property has undergone a full renovation combining modern conveniences whilst restoring an abundance of rural charm and character.

This exceptional residence is set behind electrically operated gates shared with the neighbouring property, which in turn leads into a second set of gates providing ample parking. The plot extends to just over a third of an acre to include outstanding southeast-facing formal gardens with open views beyond. A large seating terrace expands the rear of the property, creating a superb entertainment space positioned off the main living areas. Beyond the terrace is a large lawned area, a detached annexe benefiting from its own private garden and seating area.

The Accommodation

The house oozes quality throughout its generous 4,000 square feet of living accommodation, the interior is nothing short of impressive with features to include parquet flooring, a brick inglenook fireplace, chequered tiling, integral pantry cupboards and a separate walk-in pantry area, cream Aga cooker, multi-fuel Aga log burner, unique wooden panelled recessed shelving, contemporary shower, vanity unit and modern wc with a stunning freestanding slipper roll-top bath.

In brief, to the ground floor expect to find; Welcoming entrance hall, four bright spacious reception rooms, large kitchen living room, pantry, wc, laundry room, utility room and plant room all to the ground floor. On the first floor, are three bedrooms and the family bathroom accessed via the original staircase, a further two bedrooms and en suite are accessed via a second staircase which is currently being utilised as a guest suite with large bedroom, dressing room and en suite. The second floor is the main bedroom, walk in wardrobe and en suite bathroom.

"The Nest"

Cranyke Farmhouse is ideal for multigenerational family living or older children seeking independence. Not only is there the option for annexe accommodation within the main house. The property comes with its very own detached barn set within a private garden, once the farms stables now a unique, modern getaway boasting a modern interior to comprise; Open-plan kitchen living area, shower room and spiral staircase leading up to a mezzanine level with two single beds. Outside you'll find a lawned area with seating terrace and a wood-fired hot tub overlooking the wonderful views on offer.

Agent note

The current owners have applied for planning permission for one single dwelling on the existing garages to the south of Cranyke Farmhouse and a decision is expected winter 2025. We have been advised the boundary outline will be as described within these particulars, however, this will need to be reviewed and satisfied by your legal representatives.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band G.

You are my sunshine
BEHIND THE
CLOUDS THE
SUN SHINES

Viewings
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services
We are advised that mains electricity and water are connected. The property is serviced by oil heating. There is a septic tank drainage system.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

The market is moving.

So can you.

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