



LONG GATE LODGE

MELTON ROAD, SCALFORD



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A DELIGHTFUL FIVE BEDROOM DETACHED FORMER HUNTING LODGE ON THE EDGE OF THE VALE OF BELVOIR

Highly desirable location

Enjoying a private one acre plot

Superb countryside views

Five first floor bedrooms, two bathrooms

External office

Mature gardens

Extensive parking & triple garage

2.2 acre paddock (available by separate negotiation)

LOCATION

Scalford is a charming Leicestershire village 4 miles to the north of Melton Mowbray on the outskirts of the Vale of Belvoir. Amenities within the village include a public house and post office with more extensive facilities offered in nearby Melton Mowbray. The village is well positioned for both the A46 and the A1, with Grantham located 15 miles away, providing quick access to London Kings Cross in approximately 60 minutes.

DESCRIPTION

Long Gate Lodge was formerly a hunting lodge for Belvoir Castle Estate and is set within a delightful 1 acre plot with stunning far reaching countryside views. Offering in excess of 2,500 sq ft of accommodation Long Gate Lodge affords five bedrooms, two bathrooms, two reception rooms and a kitchen diner in addition to a useful external office.





The oak framed canopy porch to the north aspect leads onto a spacious entrance hall with an antico tiled floor and French doors to the rear elevation with a cloakroom & separate W.C off.

The dual aspect, well-proportioned breakfast kitchen occupies the east corner of the house and incorporates a range of solid oak base and wall units with laminated work surfaces and integrated appliances to include a Bosch electric hob with extractor above and a De Dietrich electric oven and grille. Space and plumbing for a dishwasher is also provided. The adjoining utility room offers further space and plumbing for additional appliances.

The dining room is accessible off both the breakfast kitchen and the entrance hall, a generous, formal seating area with exposed original oak beams and far reaching countryside views to the east aspect. Adjacent to the dining room across the entrance hall, the sitting room spans the depth of the property and enjoys a dual aspect view across the gardens. The sitting room is fitted with an attractive Uppingham stone fire place with inset log burner, French chestnut flooring, decorative ceiling roses and corning in addition to French doors which lead out to the rear with built in blinds.

An open staircase ascends from the entrance hall to the first floor landing, off which sit five bedrooms and two bathrooms. A single bedroom and double bedroom with built in wardrobe are positioned to the front aspect alongside the well-appointed, four piece family bathroom suite which is fitted with half height wood panelling, underfloor heating, a low level WC, a sink vanity unit, a bath, a separate walk in shower cubicle and a chrome heated towel rail. The dual aspect master bedroom neighbours the family bathroom and boasts superb views to the rear aspect and over garden via the porthole windows. Two further double bedrooms are set to the rear of the property one of which features a built in wardrobe and is across the landing from the four piece shower room.

OUTSIDE

Long Gate Lodge enjoys a walled boundary to Melton Road with double oak gates at the east aspect allowing entry to the gravel laid drive. The driveway allows extensive parking in addition to one open fronted garage and a double garage with a workshop area, fitted with two separate up and over garage doors.

The external office adjoins the garage and provides an excellent space for those working from home and would also suit a number of other uses such as a gym or games room.

The delightful, mature gardens cloak the south and west elevations and are predominantly laid to lawn holding a good number of mature trees, border planting and hedging with a flagstone patio seating area positioned off the sitting room. There are two further patio seating areas, one to the front aspect and another set within the lawn.

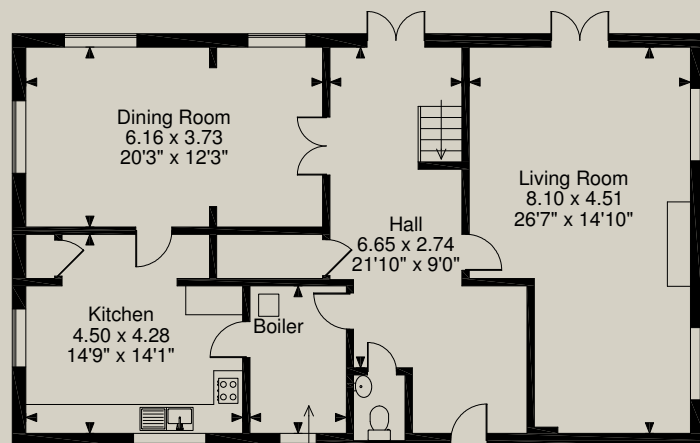


FLOORPLANS

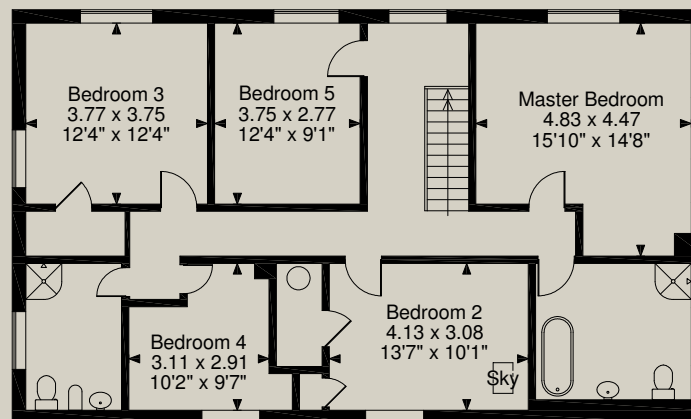
Main House gross internal area = 2,364 sq ft / 220 sq m

Garage/Workshop gross internal area = 801 sq ft / 74 sq m

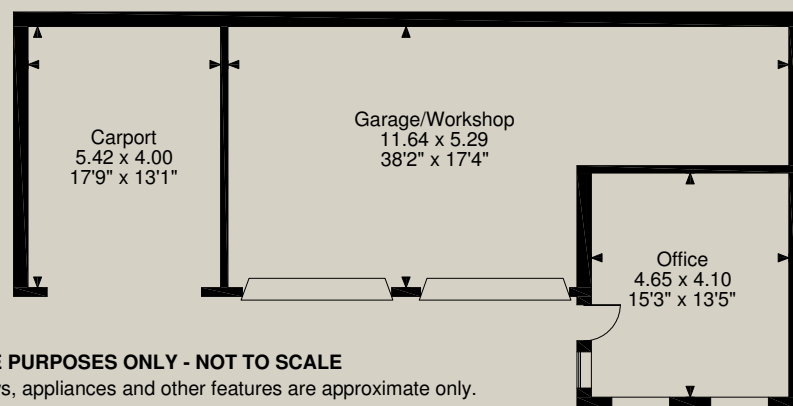
Office gross internal area = 205 sq ft / 19 sq m



Ground Floor



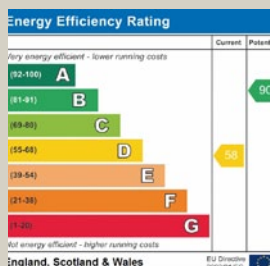
First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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A separate 2.2 acre paddock sits adjacent to the property and enjoys separate access off Melton Road which is available by separate negotiation. This area is ideal for those with an equestrian interest, however, it may also provide a development opportunity subject to the necessary planning consents.

GENERAL INFORMATION

Tenure: Freehold

Services: Septic tank drainage system, mains electricity, oil fired central heating and mains water are understood to be connected to the property.

Viewing: Strictly by appointment with Savills.

SAVILLS NOTTINGHAM

Nottingham@savills.com

0115 934 8020

savills.co.uk

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