



CRANYKE FARM HOUSE

EASTWELL ROAD, SCALFORD, MELTON MOWBRAY



AN ATTRACTIVE GRADE II LISTED SIX BEDROOM DETACHED COUNTRY HOME

Sought after village location

Excellent transport links

Six bedroom farm house

Five Reception rooms

Open plan breakfast kitchen

First floor annexe / apartment

5 Acres of woodland & 1.5 acre paddock

Outbuildings & brick built stable

Barns & stables available separately

DIRECTIONS

Head out of Nottingham south-east on the A606 Melton Road, approximately 1 mile after Nether Broughton take a left hand turn, continue straight at the cross roads, at the next junction take a right hand turn and then an immediate left onto Landyke Lane, after approximately 1.6 miles Cranyke Farm House will be on your right hand side at the junction with Clawson Lane

LOCATION

Scaford 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 Scaford C of E Primary School and John Ferneley College are just a short drive from Cranyke Farm House. The village is well positioned for both the A46 and the A1, with train stations at both Grantham and Melton providing quick access to London in approximately one hour.





DESCRIPTION

Cranyke Farm House is an imposing Grade II Listed dwelling, formerly a working farm until the mid 1900s with parts of the property dating back to the 17th Century. Later additions in the 1800s, 20th and 21st centuries including incorporation of a barn have created a sizeable family home boasting in excess of 4,000 sq ft.

The current owner occupiers have sympathetically refurbished the farmhouse during their occupation, retaining many period features in the process.

A block paved drive and set of wrought iron double gates lead through to the parking area and onto the rear entrance. Off the rear entrance hall sits a boiler/boot room with fitted base units, shelving and full height storage cupboards, part of which contain the heating controls. Also off the rear entrance hall is a ground floor WC with a fitted shower and a utility room which benefits from space and plumbing for appliances and a Belfast sink.

Stairs from the rear entrance hall lead to a sizeable first floor annexe/ apartment, made up of a large, dual aspect lounge diner and a double bedroom with an en suite shower room.

The delightful breakfast kitchen spans the depth of the property, includes a separate walk in larder and incorporates a range of oak effect base and wall units, a central chef's island with inset sink and is fitted with a range of appliances to include a Bosch dishwasher, an integral Bosch fridge freezer and a cream Aga. The sitting/dining area boasts a vaulted ceiling with inset skylights, a multi-fuel Aga log burner and French doors out to the block paved seating area to the east aspect.

Off the breakfast kitchen leading to the front of the property there is an attractive sitting room with an original quarry tiled floor, an open fire with ornate timber surround and alcove storage in place of what was originally believed to be the bread oven. The double fronted dining room provides a pleasant formal seating area and is accessible off both the kitchen and sitting room.

Two further reception rooms which are positioned within the original part of the house are accessed via both the sitting room and the main front entrance hall. Both rooms feature working fires, oak flooring and window seats to the front aspect.

Stairs ascend from the front entrance hall to the first floor landing, off which there are four double bedrooms, the largest of which sit in the 19th century part of the house whilst one of the four bedrooms benefits from an en suite shower room. The main family bathroom is also situated at first floor level and is fitted with a bath, a walk-in shower, low level WC, pedestal hand wash basin and a heated towel rail.

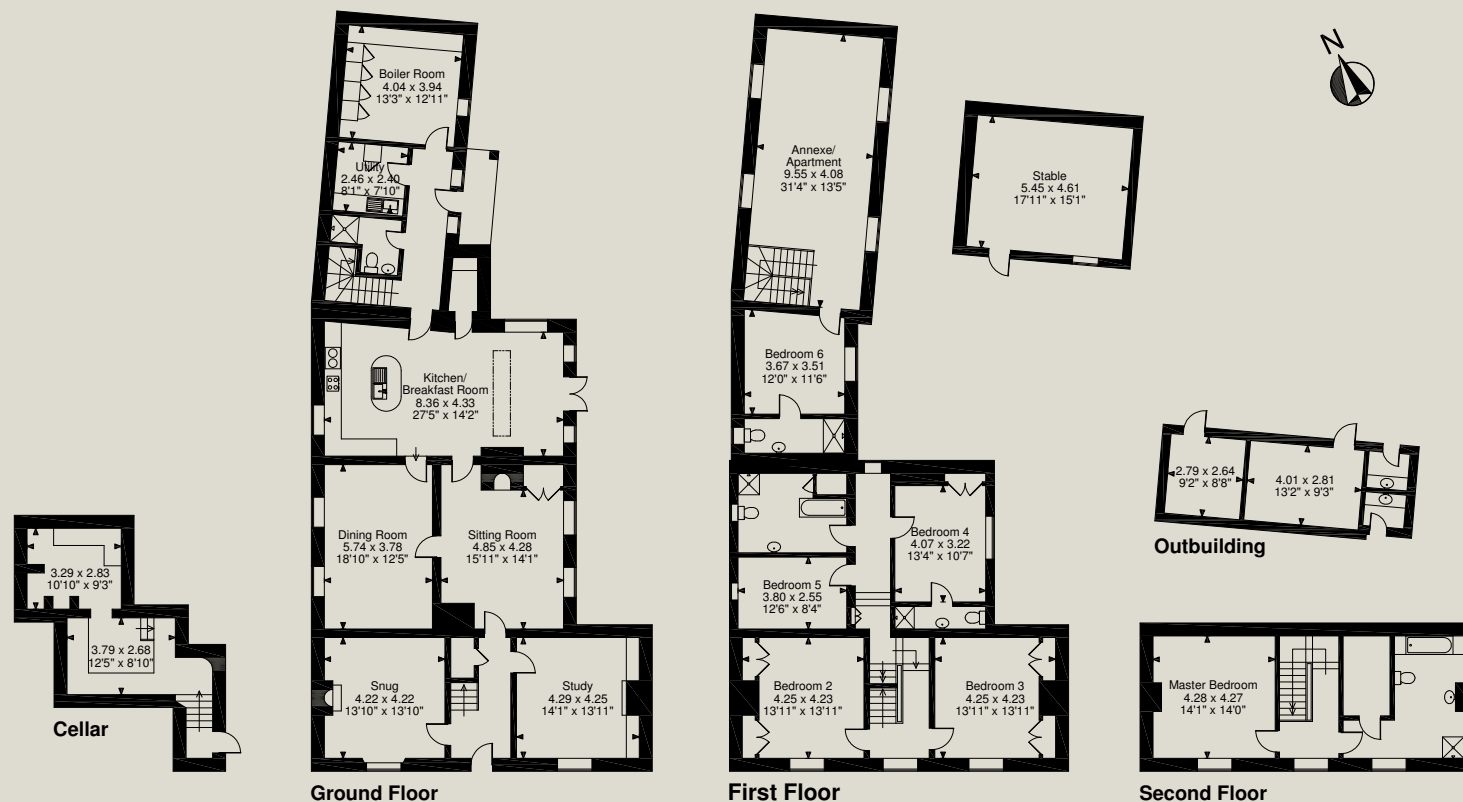
The second floor is occupied by the master suite which is made up of a double bedroom to the front of the property with feature cast iron fireplace and loft access and a four piece bathroom holding a fitted bath, low level WC, pedestal hand wash basin, heated towel rail and a separate shower cubicle.

FLOORPLANS

Main House gross internal area = 4,312 sq ft / 401 sq m

Stable gross internal area = 272 sq ft / 25 sq m

Outbuilding gross internal area = 249 sq ft / 23 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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OUTSIDE

Cranyke Farm House is sat within a plot extending to 1.7 acres, the house itself is sat within approximately 0.3 acres, with a 1.5 acre paddock accessed via the yard, through a timber farm gate. A large outbuilding provides excellent dry storage whilst the single stable block is of a suitable size to house a single pony/horse.

Also included within the sale is an old railway cutting, totalling 5 acres of woodland which holds an abundance of wildlife and provides pleasant walks.

AGENTS NOTE

There are a collection of stables/barns associated with Cranyke Farm House, not currently included within the sale which hold full planning permission to be converted into two separate dwellings. The barns/stables are available via separate negotiation should a prospective purchaser wish to acquire these.

GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity, oil fired central heating, drainage and a septic tank which was renewed in 2011.

Viewing: Strictly by appointment with Savills.



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