



'Clayfield Farm', King Street Scalford LE14 4DW

ANDREW
GRANGER & CO

Part of
SHELDON
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KNIGHT

LAND AND
PROPERTY
PROFESSIONALS



Key Features

- BEAUTIFUL STONE, BRICK AND PANTILE FARM HOUSE
 - VILLAGE CENTRE LOCATION
- GREAT AMOUNT OF CHARACTER FEATURES THROUGHOUT
 - OIL CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING
 - POTENTIAL TO INCREASE THE ACCOMMODATION
- HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM
- 3 DOUBLE BEDROOMS AND BATHROOM
 - FRONT GARDEN, GATED DRIVEWAY, PARKING AND HARD STANDING
 - PRIVATE REAR GARDEN, STONE BARN/GARAGE, STABLE/FORMER COW SHED
 - NO CHAIN





The Property

Clayfield Farm is a stone, brick and pantile farm house situated in the heart of this most delightful village located just to the north of the market town of Melton Mowbray. Standing in a slightly elevated position on the main village street, the property offers an abundance of character feature throughout with spacious living accommodation over 2 floors. To the rear is a stone barn/garage with attached stable/cow shed and offers the potential to join this to the main house and increase the living space.

Oil central heating and sealed unit double glazing, entrance hall running from front to rear, lounge, dining room with 'Inglenook' fireplace and beamed ceiling, kitchen, utility/boiler room, 2 stair cases lead to the first floor where there are 3 double bedrooms and bathroom with separate shower cubicle.

Outside offers a front garden, gated driveway with right of way for neighbouring property, hard standing/parking, private enclosed rear garden, stone barn/garage and stable/former cow shed.

The village of Scalford is located a short distance to the north of Melton Mowbray and has a thriving village Primary School, public house 'The Kings Arms', parish church and village hall and has a great village community.

NO CHAIN

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- headers.gifted.holdings

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With entrance doors to front and rear, flag stone floor, radiator, stairs to first floor landing, cupboard below.

LOUNGE

With windows to front and rear, stylish stone fire place with open grate, radiator, wall lights.

DINING ROOM

With windows to front and rear, flag stone floor, heavily beamed ceiling, 'Inglenook' with brick fireplace and ornamental cast iron range, exposed stone wall, niches and original cupboards set into walls, radiator, window seat, archway to kitchen.

KITCHEN

With windows to front and rear, range of fitted base and wall units with work surfaces, sink, gas powered Aga (not working), space for electric cooker, beamed ceiling, flagstone floor, window seat, second staircase to first floor.

UTILITY/BOILER ROOM

With window to rear, wall mounted oil central heating boiler.

FIRST FLOOR LANDING

With 2 windows to rear, exposed beams.

BEDROOM 1

With windows to front and rear, radiator, ornamental cast iron fireplace.

BEDROOM 2

With windows to front and rear, radiator.

BEDROOM 3

With window to front, radiator, steps up to built in cupboard.

BATHROOM

With window to front, white suite comprising w.c., wash basin, bath and separate shower cubicle, airing cupboard, radiator, exposed beams.

OUTSIDE





FRONT GARDEN

A mainly lawned garden with flower and shrub beds, flowering trees, stone wall with pantile top, gated path to front door, driveway with gates leads to the parking and hard standing area, this has a right of way for the neighbouring property to access by vehicle or foot.

REAR GARDEN

A private enclosed garden with patio area, lawn, flower and shrub beds, variety of trees.

COAL SHED/STORE, OUTSIDE W.C., UTILITY ROOM

BARN/GARAGE

A really useful building with double entrance doors, offering great potential to increase the main accommodation, subject to suitable consents.

STABLE/FORMER COW SHED

With door and window.

EPC

Rating: 'F'

Council Tax Band

Melton Borough Council tax band F

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



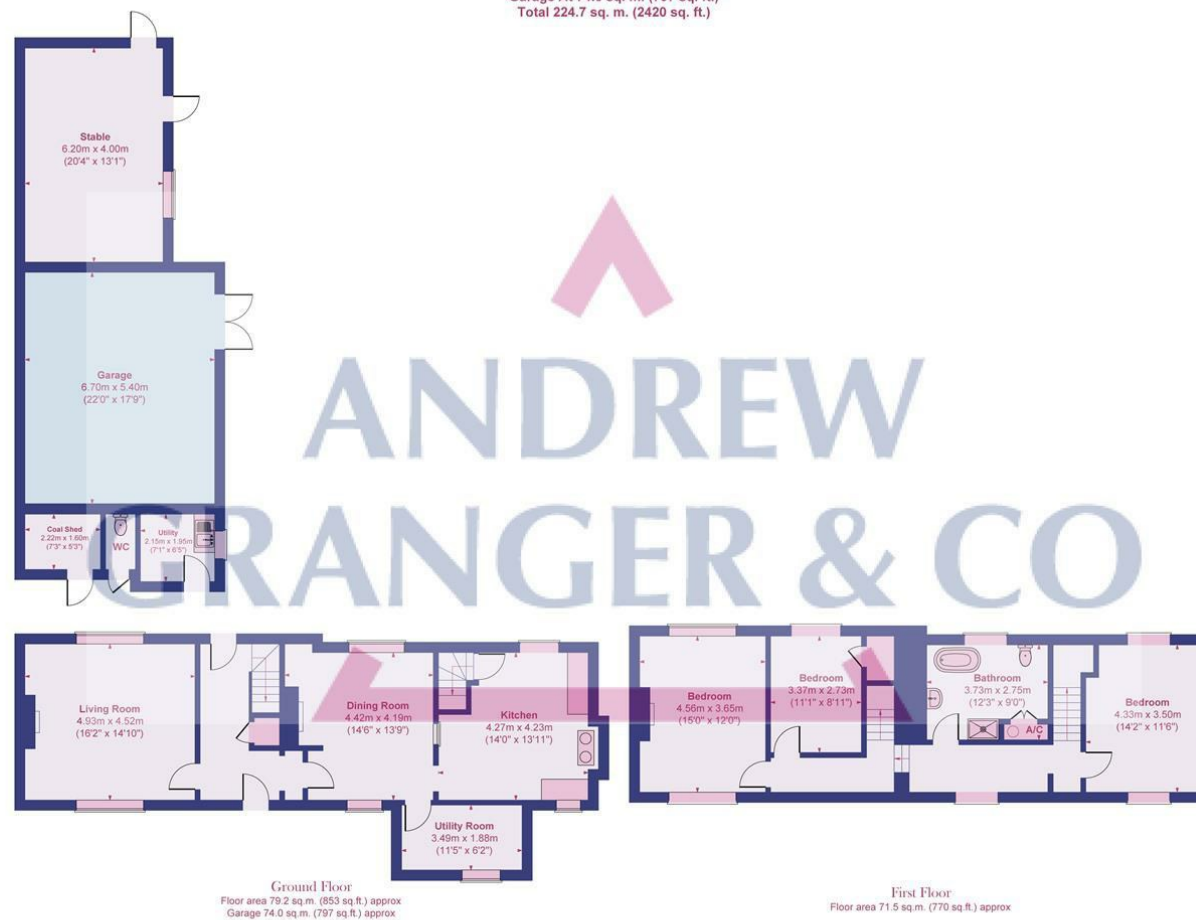




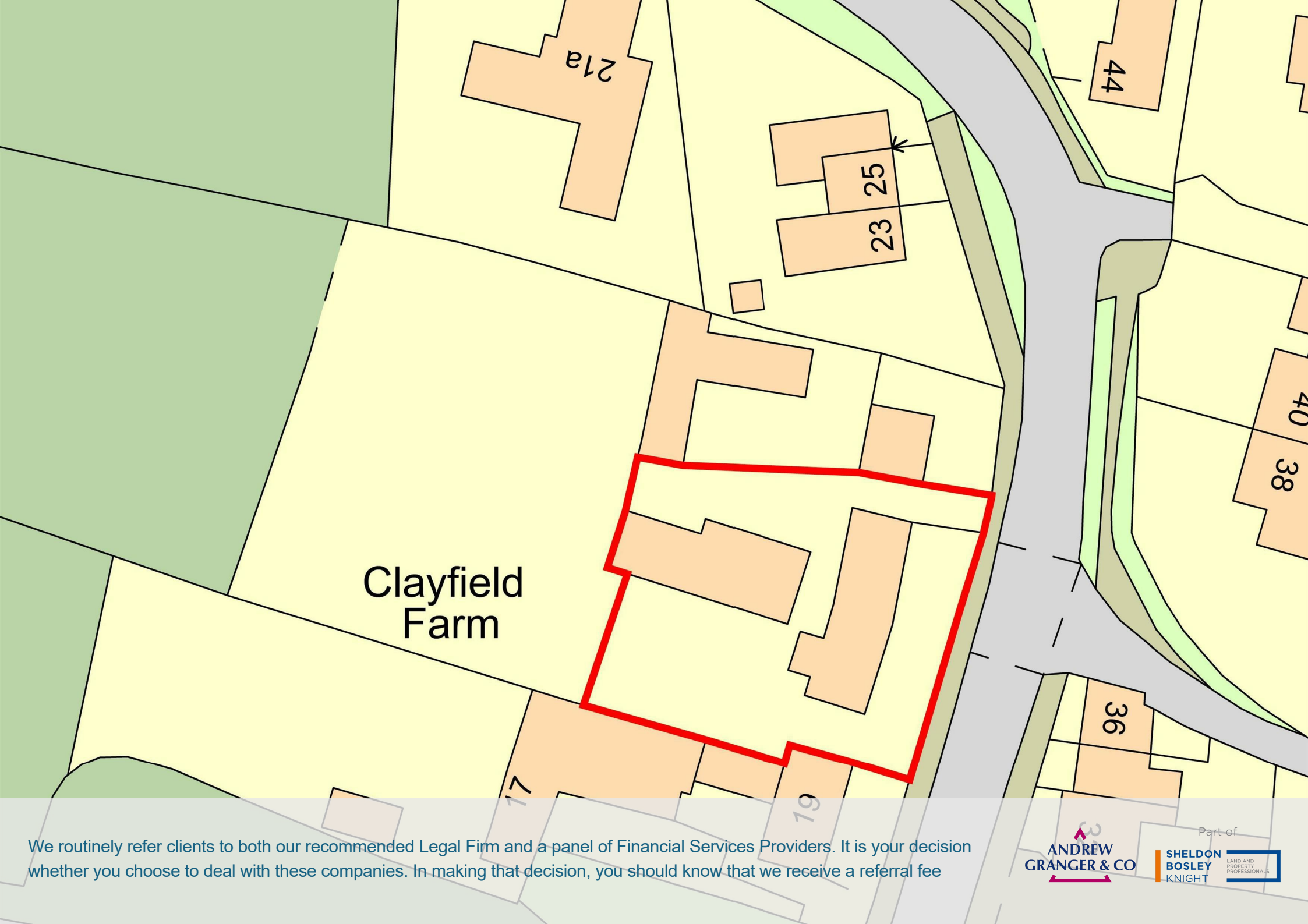


Floorplan

Approximate Gross Internal Area
150.7 sq. m. (1623 sq. ft.)
Garage At 74.0 sq. m. (797 sq. ft.)
Total 224.7 sq. m. (2420 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenrgysurveys.co.uk



Clayfield
Farm

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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