



Station Farm Waltham on the Wolds

Station Farm, Station Road, Waltham on the Wolds, Leicestershire LE14 4AR

An opportunity to purchase a small holding situated in a delightful rural position in North Leicestershire.

The property includes a four bedroomed farmhouse with a number of outbuildings, garage, gardens and adjoining grassland. The property extends to circa 7.35 acres (2.97 hectares).

Guide Price: **£750,000**

Description

Station Farm includes a detached four bedroom farmhouse, sitting within its own land and having enviable views over the surrounding countryside.

The house offers comfortable living accommodation, whilst adjoining workshops and stores provide opportunities for a variety of uses.

The land surrounds the house, has been reseeded and lends itself to a variety of uses such as livestock, equestrian or indeed planting or environmental pursuits.

Location

Station Farm is situated in a rural yet accessible location, just 1.2 miles from the village of Waltham on the Wolds, which offers

a range of amenities such as a Post Office, school, country inn and GP surgery.

Melton Mowbray lies just 6.6 miles to the south, whilst Grantham is 10.0 miles to the north east. The cities of Nottingham and Leicester, the M1 motorway and East Midlands airport are all within comfortable driving distance.

Directions

From Melton Mowbray take the A607 (or Melton Road) towards Grantham for approximately 5.4 miles reaching Waltham on the Wolds. Continue through the village on the A607 heading northbound for approximately 0.8 miles before turning left onto Station Road. Proceed for another 0.5 miles, over the bridge, whereupon the drive to the property will lie on the right hand side.



Farmhouse

The spacious living accommodation is arranged over two floors.

The main entrance hall has a staircase leading to the first floor, whilst also giving access to the lounge and dining kitchen.

The focal point in the lounge is the wood burning stove, whilst windows to two aspects lead to a bright and airy room. The dining kitchen has a range of fitted units whilst a bifold doors leads to a patio, with wonderful views over the surrounding countryside.

A rear hall gives access to a cloakroom and utility room.

On the first floor, the master bedroom has the benefit of an ensuite bathroom, whilst the remaining three bedrooms are all of a good size.

The family bathroom completes the accommodation on the first floor.

Outbuildings

Situated adjacent and adjoining the farmhouse are a number of outbuildings to include two workshops and two stores. It is considered that there are a variety of uses (subject to obtaining the necessary consents if applicable) such as extending the living accommodation, creating a home office or gym or indeed utilising as a granny annex.

In addition, there is a useful detached garage.

Gardens and Grounds

Gardens surround the farmhouse, being predominantly laid to lawn, but with a patio adjacent to the bifold doors that lead from the dining kitchen.

The land wraps around the house and it has been reseeded, although the land could be used for a number of differing uses.

Inspection of the property is recommended to appreciate the location, space and potential on offer.

Viewing:

Viewing is strictly by appointment only through the agents Bakewell Office on 01629 812777 or bakewell@bagshaws.com

Services:

Mains electricity and water, private drainage. Oil fired central heating.

Local Authority:

Melton Borough Council. Tel: (01664) 502502.

<https://www.melton.gov.uk/>

EPC: E

Tenure and Possession:

The property will be sold freehold, with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether they are defined in these particulars or not. The neighbouring property has rights of way over the drive.

Method of Sale:

The property is offered for sale by private treaty.



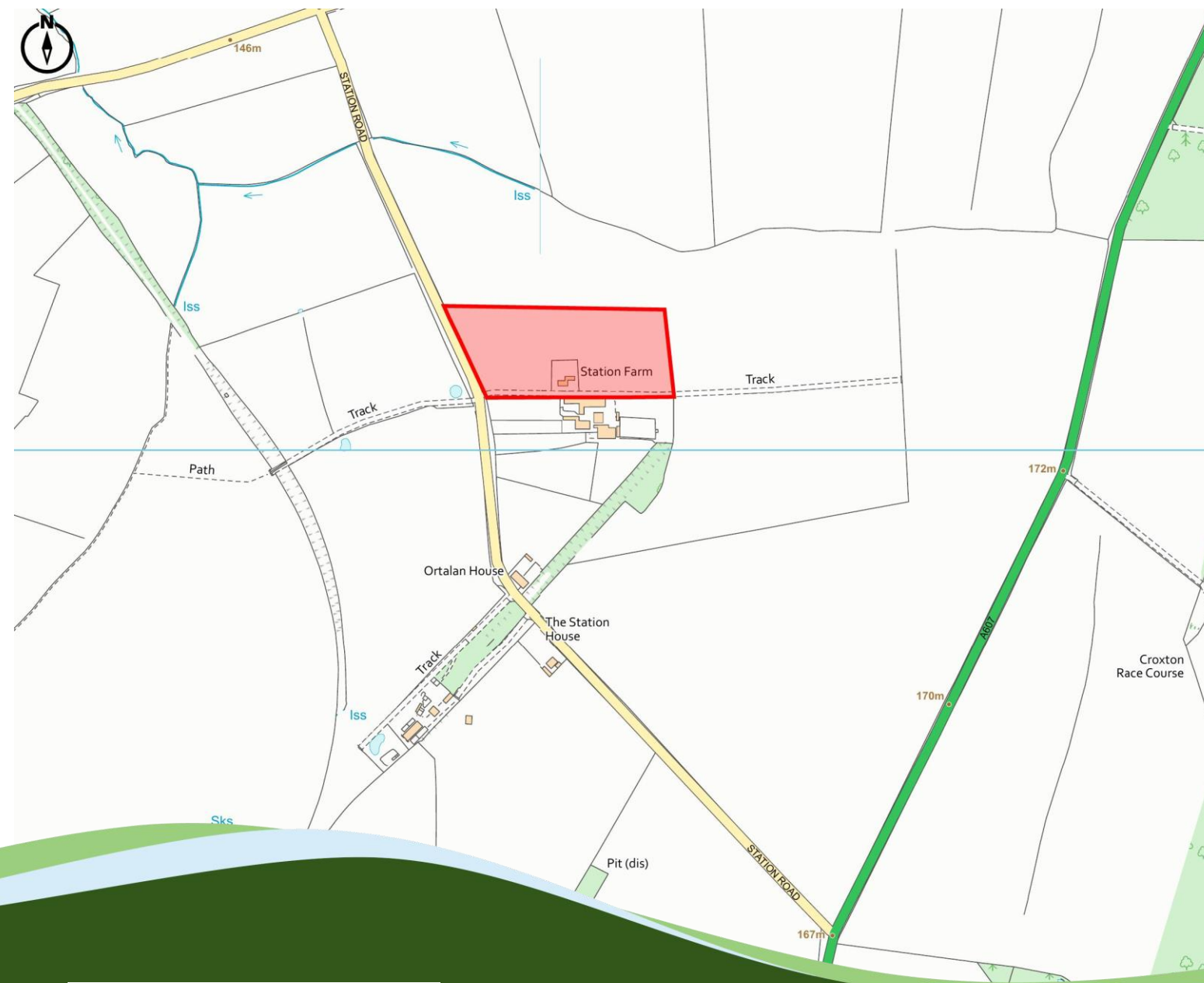


Ground Floor

First Floor

All measurements are approximate and for display purposes only





Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale.

Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

Your attention is drawn to the fact that the vendors are related to one of the partners of the firm.



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