





Scholes Farmhouse is a charming, detached residence dating back to 1740 and has been used as a highly successful equestrian facility over the last 15 Years. This family home boasts over 7000 square feet of accommodation including the substantial brick-built stables, further outbuildings as well as a self-contained Annexe which is known as Apple Loft Cottage. The Farmhouse offers huge potential to be developed to suit your personal requirements. Surrounding the Farmhouse is a total land holding of approximately 5 Acres, which incorporates the front garden, driveway, lawned gardens, paddock land, menage and pond, there are panoramic countryside views from many vantage points of this property. Scholes Farmhouse is positioned in a rural, yet easily accessible location in Shoby, a North Leicestershire village just a few miles West of Melton Mowbray.

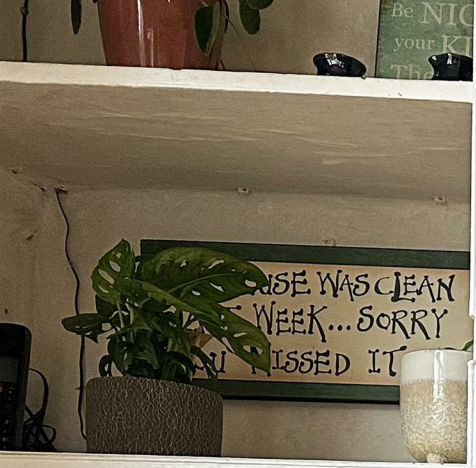




Scholes Farmhouse is accessed via a private gated entrance off Loughborough Road, continue down the driveway and you will be greeted by the stables and ample off-road parking at the front of the property. Approach the second timber gate on foot and you will notice the entrance to Apple Loft Cottage the self-contained one-bedroom annexe at the front of the residence. To the left of the Cottage is the utility door accessing the stables. The substantial stable block is fully equipped for all your equestrian needs, having numerous stabling facilities, tack room, washroom and workshop.

Access the farmhouse via a timber glazed door leading from the courtyard into the formal Entrance Hallway. The entrance hall has Moroccan inspired tiled floor, doors communicating to the ground floor accommodation and downstairs W.C, as well as a timber staircase rising to the first floor. The lounge is located to the right of the hallway and has room to accommodate all the family. It has timber strip flooring, dual aspect windows at either side allowing plenty of natural light, feature cast iron fire with a timber mantelpiece and built-in storage cupboard. Next to the main lounge is a further reception room, having timber effect laminate flooring, a double glazed window to the side aspect and a cast iron range burner with timber mantelpiece.





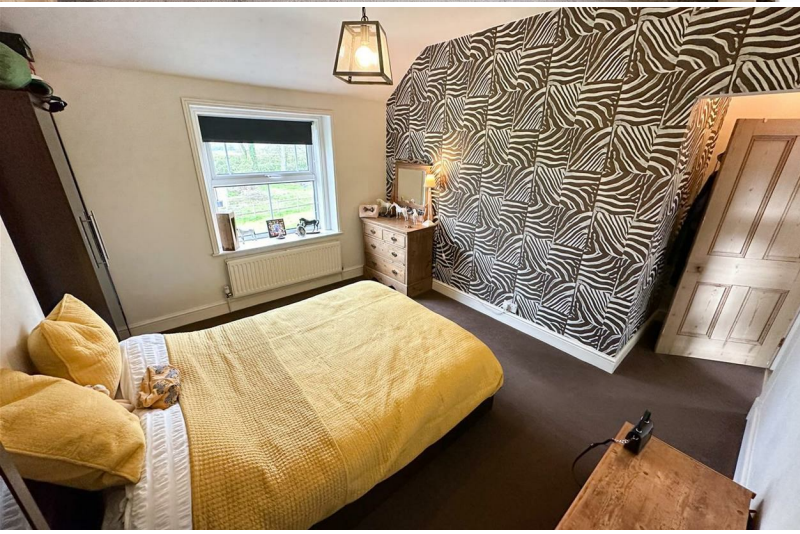


Currently in use as a snug/ home office but offering you flexibility to utilise this space to suit your own personal requirements. At the end of the hallway, a timber stripped doorway flows through into the heart of this amazing property, the Kitchen/ Diner. First you will pass through the Dining space, having tiled flooring flowing throughout, a beautiful cast iron log burning stove fire with tiled hearth, a door communicating to storage space, a double glazed window overlooking the courtyard and opening through to the Kitchen area. The Kitchen has dual aspect double glazed windows to the side and rear and is fitted with a range of solid wood wall and base level storage units with laminate worksurfaces over, electric double oven, gas hob with extractor unit over, stainless steel one and a half bowl sink with draining unit with mixer tap over.

Beyond the kitchen is a spacious utility room, Boot Room with shower and W.C and a converted barn which is currently in use as a home Gym. There are some further outbuildings which are accessed externally and are currently used for storage and a workshop. There is potential to develop these buildings further to suit your personal requirements.







The staircase rises from the Entrance Hallway to the first-floor landing which has carpeted floor covering, window to side elevation overlooking the courtyard and has doors communicating to upstairs accommodation. The Master Bedroom is located towards the front of the property and has a range of fitted wardrobes and dual aspect windows at either side. The ensuite bathroom has tiled flooring, low level flush W.C, pedestal wash hand basin, shower unit with sliding door, further tiling to water sensitive areas and window to side elevation. There are two further generous double bedrooms and family bathroom to the left of the landing. The Family Bathroom is fitted with a luxury four-piece suite comprising of double shower unit with waterfall shower head above, corner jacuzzi bath, pedestal wash hand basin and low-level flush W.C, there is contemporary vinyl flooring and tiling to walls. Across the hallway from the Family Bathroom is a generous double bedroom over the barns. This room benefits from three Velux windows allowing plenty of light and offering tremendous views across the land holding to the rear. At the rear portion of this bedroom there is access to a loft space with huge potential for conversion to create an amazing bathroom to service this generous bedroom.





Apple Loft Cottage has recently been renovated to create a charming one-bedroom Annexe which is totally self-contained. Having a modern open plan living kitchen space to the ground floor with timber staircase leading up to the spacious bedroom with contemporary ensuite bathroom on the first floor. A striking feature of this bright and airy space are the original timber ceiling beams and trusses. Beyond the cottage is access to the courtyard area, which is the focal point of this commanding residence. Being fully surrounded by living and ancillary accommodation and enjoying complete privacy, this space enjoys plenty of sunshine throughout the day and is the perfect place to enjoy your morning coffee.







Scholes Farmhouse sits within approximately 5 Acres of mainly grassland, with bordering mature shrubs and trees to the right flank as well as a beautiful nature pond. The plot overall is made up of a few different sections. There is a front garden which is lawned and has mature trees enclosing and ensuring privacy. Behind the front garden is the driveway, with off road parking for multiple vehicles and plenty of space for visitors. Conveniently, the menage is located just across from the driveway, and there is hardstanding to the side. The lawned garden surrounds the Farmhouse from front to back and is enclosed by timber fencing. Beyond the lawned garden is the paddock land, having previously housed up to 8 horses and having 8/9 stables. There is also a field shelter which is useful for storing hay or for ponies in the winter weather conditions. The large wildlife pond is tucked away in a quiet corner of the holding and is fully enclosed by mature shrubs and trees retaining plenty of privacy and the perfect place to relax by the waterside at the end of the day.





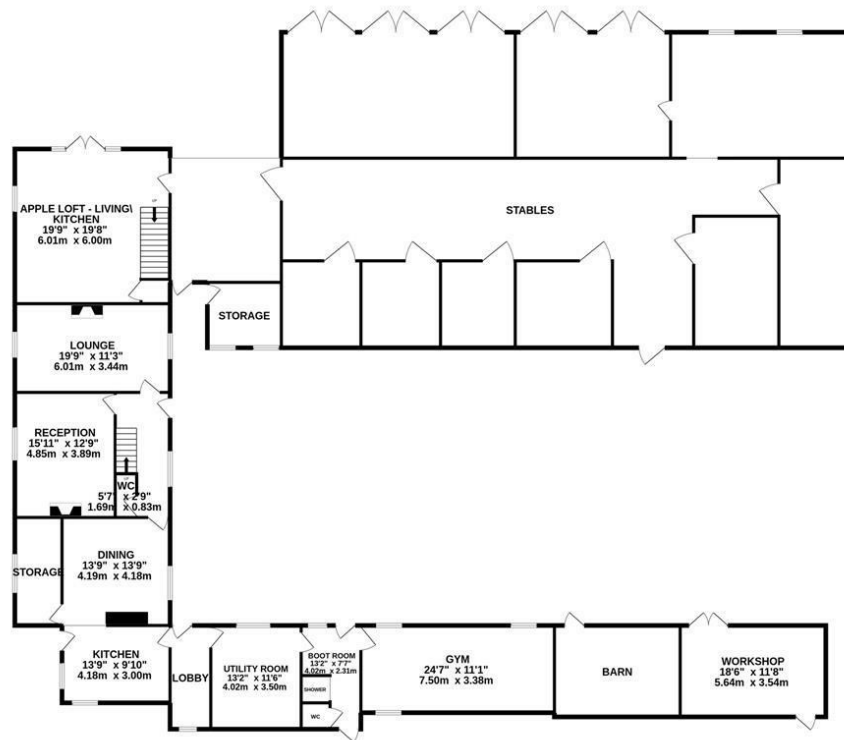
DIRECTIONAL NOTE:

If you are travelling on the A6006 towards Melton Mowbray, you will notice a Reaside For Sale sign on your right, located at the end of the driveway of Scholes Farmhouse. If you are travelling on the A6006 out of Melton Mowbray then proceed through the Village of Shoby, you will notice a Reaside For Sale sign on your left, just before the Six Hills Lane crossroads.

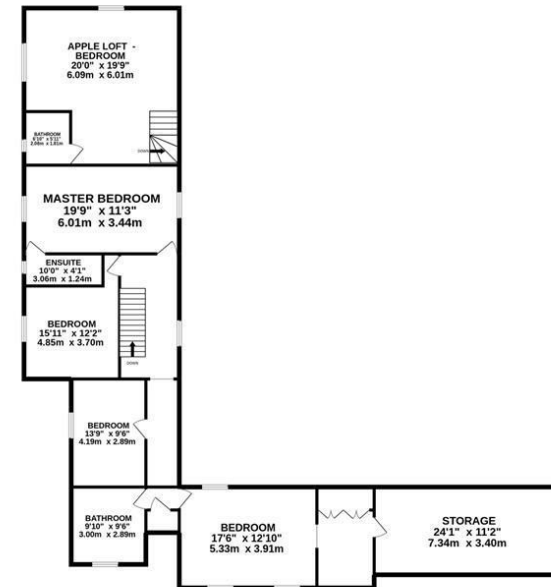
The property is located a few miles outside of Melton Mowbray and has excellent access to commuter links. The property is set within approximately 5 acres, making it ideal to continue as an equestrian facility, it offers great flexibility and the opportunity to alter it to suit your personal requirements. Scholes Farmhouse is on the doorstep of Aylesford XC with its extensive training facilities and Vale View Equestrian/ Show Centre is just a 10-minute drive away.



GROUND FLOOR
5525 sq.ft. (513.3 sq.m.) approx.



1ST FLOOR
1822 sq.ft. (169.3 sq.m.) approx.



TOTAL FLOOR AREA : 7347 sq.ft. (682.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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