

GLEBE FARM HICKLING LANE £3,300 Per month

LONG CLAWSON, MELTON MOWBRAY, LE14 4NW

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

5 bedroom House - Detached





Glebe Farm of Long Clawson offers a rare opportunity to reside in this substantial secluded five bedroom detached period farmhouse residence located in a quiet rural secluded location having the benefit of equastrian facilities.

The residence sits aside 4 paddocks totalling approximately 4.64 acres and has 8 stables and 2 hay stores. The property has recently undergone a scheme of refurbishment to include decoration throughout and new carpets and benefits from oil fired heating, double glazing and quality fixtures and fittings throughout.

Glebe Farm is accessed via Hollytree Farm along a farm track on the outskirts of Long Clawson and located on a working dairy farm. The residence comprises of entrance hallway, WC/cloakroom, large sitting room, snug, sun room, conservatory, office/study, utility room, internal tack room/boot room with WC, five bedrooms, two ensuites, master bathroom, dressing room area.









SUMMARY

Entrance Hallway : entered via hardwood glazed door to entrance hallway with travertine flooring, cast iron radiators and stairs to first floor landing.

Sitting Room : (25.91 x 21.9 ft) a large room with stone fire surround, timber double glazed windows, radiators.

Sun Room : overlooking the yard, electric heater and tiled flooring.

Internal Hallway : with radiator and beamed ceiling.

WC/Cloakroom : with low flush WC, chrome heated towel rail, quartz sink on vanity unit, sliding doors for storage (coats etc) radiator and tiled flooring.

Snug : (13.94 x 13.96 ft) with radiator and original stone fire surround (flue not in service and not to be used).

Kitchen : a traditional solid oak fitted kitchen comprising a range of eye and base level units, double glazed uPVC doors opening to garden, large fridge freezer (not to be maintained or replaced by the landlord), inbuilt hotpoint electric oven and hob, integrated extractor fan, built in under counter fridge and freezer, freestanding oil fired AGA, inbuilt dishwasher, composite sink, tiled splashbacks, travertine floor and ceiling spotlights.

Conservatory : a large timber conservatory with double doors opening to patio with views over paddock land with electric heating and tiled flooring.

Utility Room : (10.69 x 12.75 ft) with pine stable door to utility room comprising a range of eye and base level units, beech worktops, belfast sink, space for washing machine, spotlights, clothes airer and radiator.

Office/Study : (12.75 x 12.97 ft) with radiators and spotlights.

Tack/Boot Room : with timber pine stable door with a range of solid wood painted units, saddle racks, floor mounted oil fired boiler, door to courtyard and door to WC.

Stairwell/Landing : solid oak balustrades and bannister, radiator and loft hatch. (not to be used).

Bedroom One : (13.63 x 16.38 ft) a large bedroom with radiators (air con unit to be maintained or replaced by the landlord), with archway to dressing area and door to ensuite.

Ensuite : with 2 vanity sinks, low flush WC, freestanding claw foot bath, bidet, mixer shower, chrome heated rail, radiator and wood effect laminate flooring.

Bedroom Two : (14.03 x 9.58 ft) with radiator and solid oak cupboard housing the immersion heater tank and timer with archway to ensuite.

Ensuite : with low flush WC, sink and cupboard

Bedroom Three : (10.44 x 8.72 ft) a single bedroom with radiator.

Bedroom Four : (10.54 x 14.04 ft) a double bedroom with radiator.

Bedroom Five : (14.42 x 10.10 ft) a double bedroom with radiators, limed oak dressing table and wardrobe and open arch to ensuite

Ensuite : with low flush WC, towel rail, vanity sink in granite worktop, shower enclosure with mixer shower.

Master Bathroom : low flush WC, sink in vanity unit and bath, spotlights and wooden flooring.

Outside : Timber 5 bar gate to stable yard which is block paved with drainage, there is a small side garden and front garden mainly laid to lawn with a pond.

Stables : 8 stables in total comprising 3 timber and 5 brick built stables and one further wash box. There are also 4 paddocks totalling 4.64 acres of paddock land and a tack room that can be accessed externally and internally.

Please note that the paddock land and stables will be drawn up on a seperate grazing license and the paddock land is for hobbyist or personal use only with no livery or business use permitted. The tenant is responsible for the upkeep of the fencing to the boundries of the paddocks along with all hedge trimming. There are also 2 hay barns included within the let.

DISCLAIMER

TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some curtains poles only.

Council Tax : Melton Borough Council : Band G.

Deposit : £3,461

Term : An assured periodic tenancy is offered and a grazing license offered for the paddock land.

Services : Mains electricity, water. Private drainage. Oil fired central heating (any remaining oil to be paid for by the tenant at the start of the tenancy).

EPC : Band E.

INTERNET : ADSL and satellite available

PADDOCKS : The paddock land and stables/hay barn will be drawn up under a grazing license at £300 PCM and the stables and paddock land cannot be used for commercial or business purposes. The facilities are to be used for personal/hobby use only. There will be



RENT: £3,300 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £3,461

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

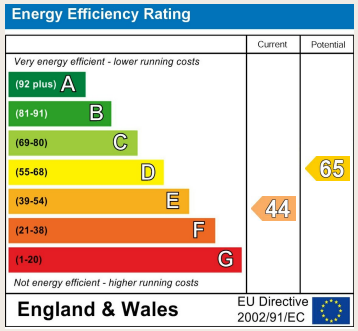
COUNCIL TAX: Melton Borough Council Band G

EPC: This property has an Energy Performance Efficiency Rating Band E.
Ref

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EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



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