



16 MARY LANE  
BESCABY, LE14 4AU

£3,250 Per month  
Unfurnished

Bescaby House of Bescaby near Waltham on the Wolds offers a rare opportunity to reside in this substantial and impressive five bedroom Georgian farmhouse.

The house stands overlooking pasture/grazing land and lake with wooded areas to the side elevation and enjoys magnificent uninterrupted views over open countryside.

The traditional well proportioned house is built of local stone under a Swithland slate roof and retains many character features throughout such as original shutters and ceiling mouldings.

The property has recently undergone a scheme or refurbishment to include a new oil-fired central heating, new hand made full length quality curtains, new carpets throughout and a new scheme of decoration. The residence also has double glazed sash windows to the front elevation and would make an perfect home for a family who would appreciate a isolated rural environment.

The property briefly comprises: entrance hall, lounge, sitting room, dining room, fitted kitchen,

Viewing strictly by appointment with  
the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 5 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL** (7.1m x 2.9m) A grand entrance hall entered via portico and hard wood door with quarry tiled flooring, under stairs cupboard, door to cellar and a radiator.

**LOUNGE** (5.7m x 4.5m) with feature marble fireplace and coving, shelving to alcove, window shutters and two radiators.

**SITTING ROOM** (5.7m x 4.8m) with feature stone fireplace, window shutters and two radiators.

**DINING ROOM** (5.6m x 4.8m) with feature marble fireplace, window shutters and two radiators.

**FITTED KITCHEN** (4.5m x 4.2m) with a range of modern base units, stainless steel sink unit set in a laminate worksurface, stainless steel extractor fan, fitted shelving, range oven, integrated dishwasher, space for fridge and a radiator.

**CELLAR :**

**CLOAKROOM** (4.2m x 2.8m) with quarry tiled flooring, pedestal wash basin, low flush w.c., built in storage and a radiator.

**BOILER ROOM** (6.9m x 4.5m) with oil-fired central heating boiler, plumbing for a washing machine, w.c. off and a store room.

**STAIRCASE AND LANDING** with two radiators, leading to:-

**FRONT DOUBLE BEDROOM** (5.7m x 4.5m) with a radiator.

**FRONT DOUBLE BEDROOM** (5.7m x 4.8m) with a radiator and door to:-

**SIDE SINGLE BEDROOM** (3.5m x 2.6m) with a radiator.

**SIDE SINGLE BEDROOM** (3.5m x 2.8m) with a radiator, feature fireplace and built-in cupboard.

**SIDE DOUBLE BEDROOM** (5.5m x 4.4m) with a radiator and a cupboard.

**FAMILY BATHROOM** (2m x 3.9m) with a refitted white suite comprising freestanding roll top bath, pedestal wash basin and low flush w.c., radiator and an airing cupboard.

**SHOWER ROOM** (1.5m x 1.2m) with Mixer shower in cubicle and a radiator.

**OUTSIDE** Large lawned gardens to front, side and rear, vegetable garden, range of outbuildings and garden stores. Car port, gravelled parking and turning area.

Additional land for grazing and stabling may be available by separate negotiation.

The property is situated one mile from Waltham-on-the-Wolds which benefits from a wealth of village amenities including a public house, a post office, delicatessen, church, primary school. Bescaby is within easy travelling distance of Melton Mowbray, Oakham, and Grantham, the latter offers fast direct trains to London Kings Cross.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and newly installed curtains only.

Council Tax : Melton Borough Council : Band G.

Internet : ADSL and satellite (such as starlink) available.

Deposit : £3,750

Term : An assured periodic tenancy is offered.

Services : Mains electricity, oil fired heating, mains water and private drainage via septic tank. (Any remaining oil must be purchased at the point of signing)

EPC : Band F. (Property is currently exempted on hte MEES register given high cost exemption) however a new EPC is on order given the installation of the new boiler.

VIEWINGS : Strictly by appointment with Shouler & Son only.

GRAZING/PADDOCK : Paddock land available close by available by seperate negotiation.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Flood/Erosion Risk: None to report.

Planning Permissions : No planning for surrounding properites. Please consult with planning portal melton.gov

Accessibility: first floor via stairs.

Location : Accessed via working farm.

Construction: Clipsham stone under slate roof.

Relevant letting fees and tenant protection information



## TERMS

<b>RENT:</b>	£3,250 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£3,750
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band F
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band F. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		30	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	