



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Church Street, North Luffenham

Oakham, LE15 8JR

£975,000

SUMMARY

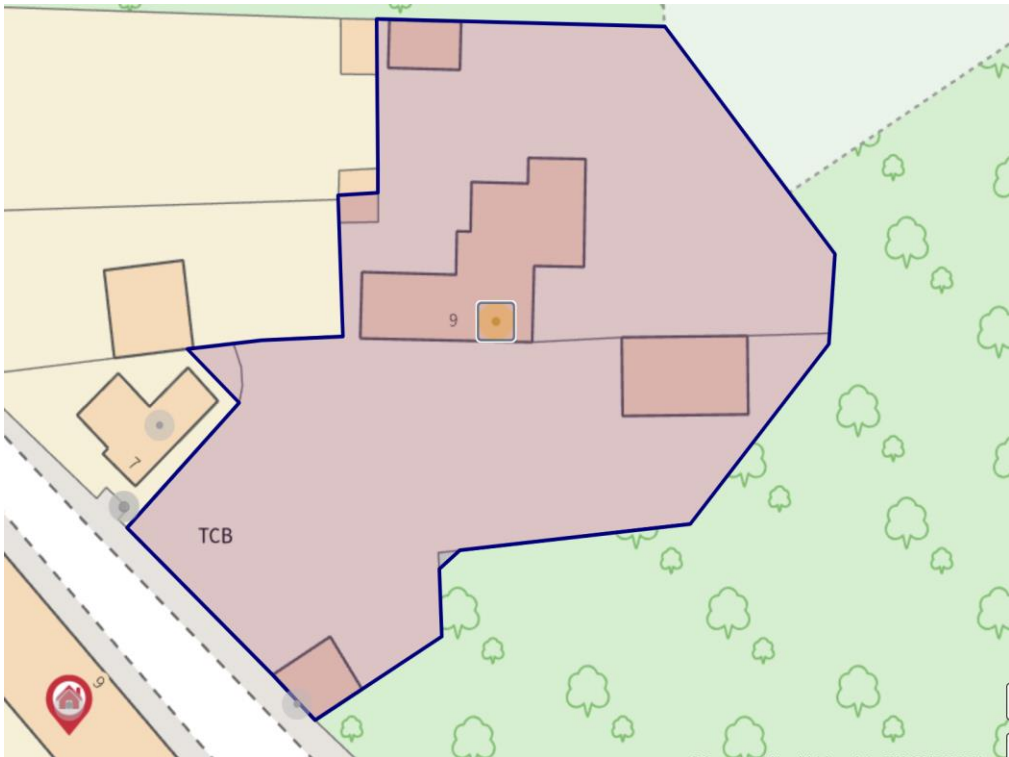
- Substantial 3/4 Bedroom Detached Cottage with Attached 1 Bedroom Annexe
- Separate Detached Triple sized garage with room above
- Two Other Stone Outbuildings + Further Insulated Summerhouse
- Four Reception Rooms/Areas with bags of character throughout
- Wrap around enviable plot with walled gardens to two aspects
- Open outlook in the Heart of the Village extending to 0.4 Acre
- An early viewing is essential to appreciate the space standard and location on offer





****PLOT EXTENDS TO 0.4ACRE**ANNEXE**OUTBUILDINGS&GARAGING**** Stoneway is a detached 4-bedroom character property on an enviable plot with a walled garden, surrounded by an open outlook. Situated in a sought-after location in Rutland village close to Rutland Water. An early viewing is essential to appreciate the space, standard and location on offer. This property offers flexible living accommodation including a ground floor offering; entrance hall, kitchen breakfast room, dining room, living room, second living room & separate second kitchen that forms part of the annexe, utility room and WC, double bedroom with en-suite. The first floor offers a large landing space which could form another bedroom and is currently used as a study area. Three further double bedrooms including a main with en-suite and a separate shower room servicing the other two upstairs bedrooms. Outside the property benefits from a wrap around gardens with a large sweeping driveway leading to a triple garage, currently used as a double and a workshop, with storage room above accessed via a ladder. The outside also benefits from two further stone outbuildings and a wooden insulated summerhouse with electric. Contact our office if you have any further questions.





Tenure: Freehold

EPC Rating: Pending

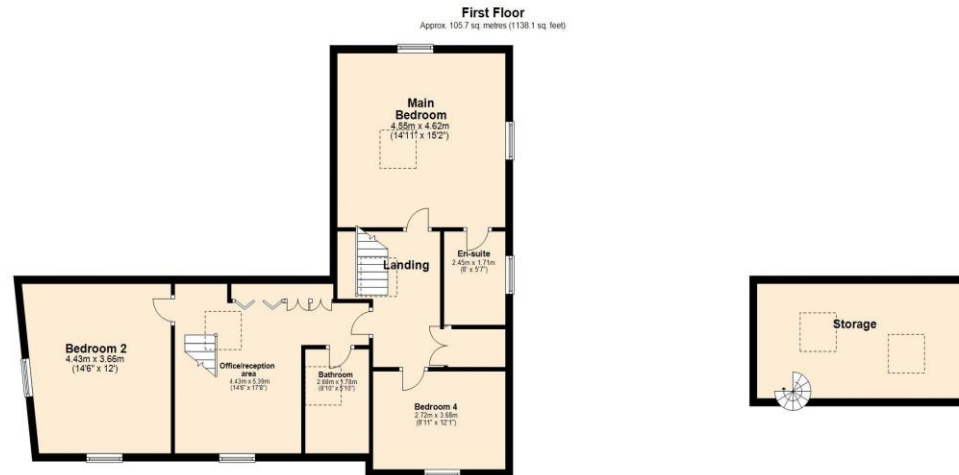
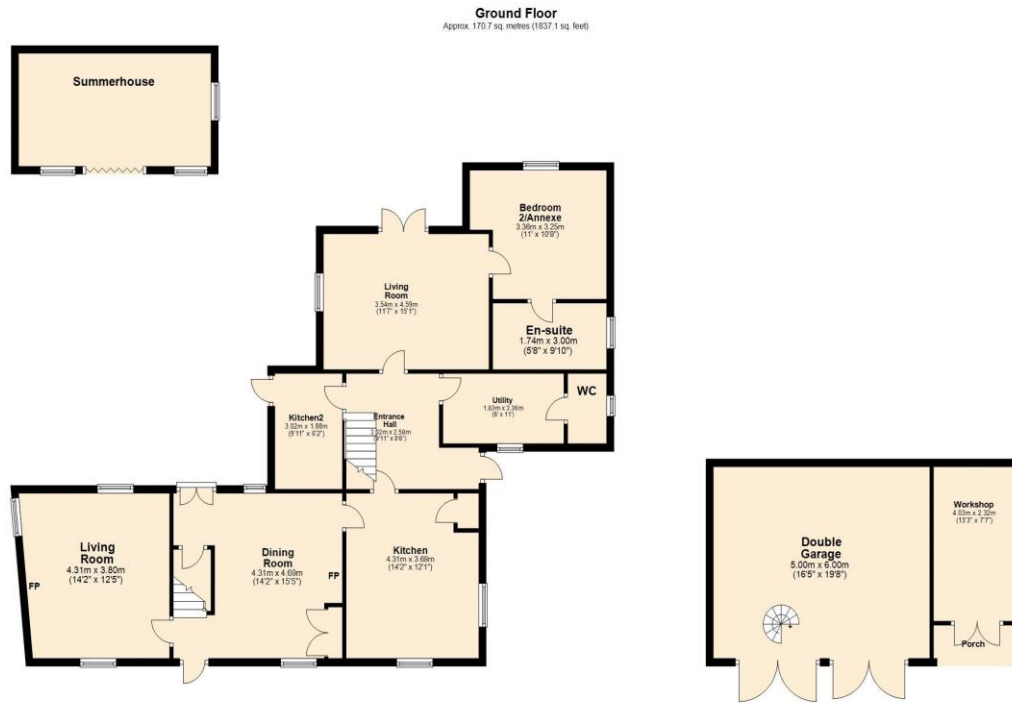
Council Tax Band: D

Local Authority: Rutland

Services: TBC

DISCLAIMER

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Total area: approx. 276.4 sq. metres (2975.2 sq. feet)