

Bull Brigg Lane, LE15 8BL
Whitwell
Oakham
£750,000

Hurfords



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- Beautifully Presented 5 Bedroom Detached Home
- Three Reception Rooms
- Home Office Space
- Large Double Garage
- Chain Free
- South Facing Garden
- Next To Rutland Water
- Popular Village Close to Stamford & Oakham

Applegate House Bull Brigg Lane Whitwell Oakham LE15 8BL

Applegate House is an individually built detached stone home offering 5 bedrooms and flexible living accommodation on the ground floor. The home is situated in a sought-after Rutland Water village, in sight of Rutland Water and benefits from being chain free.

The ground floor accommodation comprises of 3 reception rooms offering flexible accommodation, options include an office space for the home worker. The sitting room boasts a log burning stove with double French doors opening to the south-facing garden. The kitchen has been handmade in solid wood and features a gas fired AGA range, a separate electric AGA for summer use, and a large pantry, perfect for the keen cook. From the kitchen there is access to the rear garden via a utility room.

Moving upstairs, there are 5 double bedrooms ranging in size. The master bedroom is a fabulous space with a vaulted ceiling, a feature roll top bath and a Juliet balcony overlooking the garden, south elevation, with distant views over the countryside and Rutland Water. The additional 4 bedrooms all share 2 generous shower rooms. Our current vendors use one of the bedrooms as a dressing-room, but this could be altered to use as an additional bedroom.

Externally, the property offers a large driveway providing parking for multiple vehicles. There is a detached double garage which is currently divided to use part as workshop/kitchen but could easily convert to a self-contained annexe/home office STPP. The South-facing gardens are mainly laid to lawn, enjoying views over the surrounding countryside.

This property will make a fabulous family home and viewing is essential to take in the space on offer!



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Applegate House, BullBrigg Lane Whitwell, Oakham
 Approximate Gross Internal Area
 Main House = 179 Sq M/1927 Sq Ft
 Garage = 39 Sq M/420 Sq Ft
 Total = 218 Sq M/2347 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Garage One 20'4" x 8'10"
- Garage Two 20'4" x 10'10"
- Sitting Room 19'0" x 12'9"
- Dining Room 19'2" x 11'1"
- Kitchen/Breakfast Room 15'9" x 13'0"
- Study 12'2" x 11'1"
- Master Bedroom 17'2" x 12'10"
- Bedroom Two 13'5" x 7'3"
- Bedroom Three 13'5" x 6'10"
- Bedroom Four 12'2" x 8'10"
- Bedroom Five 11'5" x 8'6"

TENURE: FREEHOLD



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