



Main Street, Belmesthorpe, Rutland,  
PE9 4JQ



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# £795,000 - Freehold



## Key Features

- Spacious detached home
- Four well balanced bedrooms
- Three bathrooms and downstairs cloakroom
- Two large reception rooms
- Open plan kitchen diner
- Oversized garage
- Ample off road parking
- Generous rear garden
- Stunning open field views
- EPC rating D





# Summary

Nestled in the serene village of Belmesthorpe, this stunning four-bedroom detached home sits atop an elevated plot spanning approximately 0.3 acres, boasting uninterrupted, picturesque field views. The epitome of luxury, this property exudes elegance and sophistication with ample reception space, a modern kitchen diner, four well-balanced bedrooms, three immaculate bathrooms, a separate downstairs cloakroom, an oversized garage, and off-road parking.

As you enter through the light and airy entrance hall, the warm and welcoming atmosphere is palpable. The hallway effortlessly connects the living room, kitchen diner, cloakroom, and a stairway leading to the upper and lower floors. The spacious living room is bathed in natural light, while the kitchen diner boasts an array of modern units, integrated appliances, and ample space for an eight-seater table. The adjacent family room with a feature fireplace is perfect for hosting family gatherings or intimate gatherings with friends. The lower level features a handy utility room, access to the oversized garage, and a double bedroom with its own ensuite, offering the utmost privacy and comfort for your guests.

On the upper floor, the landing connects three well-balanced bedrooms and a family three-piece bathroom. The luxurious bedroom one features a large walk-in dressing room and a two-piece ensuite, perfect for relaxing after a long day.

Outside, the raised driveway provides ample off-road parking and easy access to the garage, while well-maintained lawn gardens create a beautiful frontage. Access to the side of the property leads to the beautifully landscaped rear garden, which features a charming patio seating area, generous lawn with mature shrubbery, and breathtaking views, making it the perfect retreat to unwind and relax.



# Room Measurements

## Entrance hall

4.13m x 3.89m (13.5ft x 12.8ft)

## Garage

6.16m x 3.73m (20.2ft x 12.2ft)

## Cloakroom

2.27m x 1.14m (7.4ft x 3.7ft)

## Landing

2.32m x 2.3m (7.6ft x 7.5ft)

## Living room

5.31m x 4.09m (17.4ft x 13.4ft)

## Bedroom one

4.12m x 2.87m (13.5ft x 9.4ft)

## Kitchen diner

6.51m x 2.87m (21.4ft x 9.4ft)

## Dressing room

3.47m x 3.47m (11.4ft x 11.4ft)

## Family room

6.29m x 3.65m (20.6ft x 12ft)

## En-suite

2.24m x 0.79m (7.3ft x 2.6ft)

## Utility

2.72m x 2.59m (8.9ft x 8.5ft)

## Bedroom three

3.48m x 2.87m (11.4ft x 9.4ft)

## Bedroom two

3.3m x 2.6m (10.8ft x 8.5ft)

## Bedroom four

2.87m x 2.87m (9.4ft x 9.4ft)

## En-suite

2.31m x 1.92m (7.6ft x 6.3ft)

## Bathroom

2.25m x 1.98m (7.4ft x 6.5ft)

## Storage

3.77m x 0.99m (12.4ft x 3.2ft)



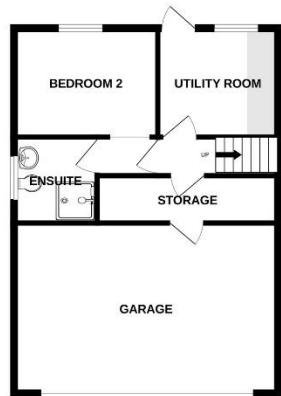




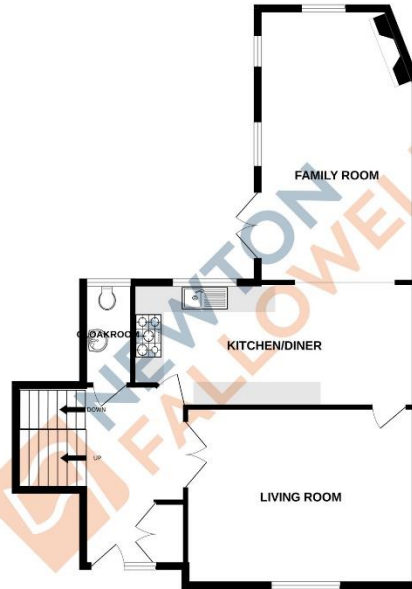


# Floorplan

**BASEMENT**  
547 sq.ft. (50.5 sq.m.) approx.



**FIRST FLOOR**  
834 sq.ft. (77.5 sq.m.) approx.

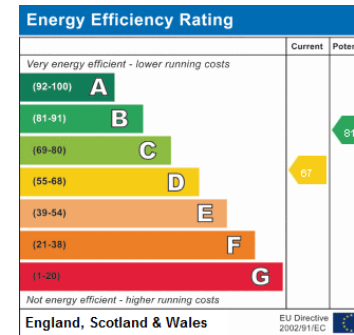
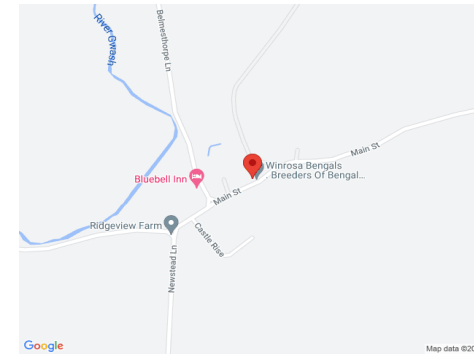


**1ST FLOOR**  
556 sq.ft. (51.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1937 sq.ft. (180.0 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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### Council Tax Information

Local Authority: Rutland County Council  
Council Tax Band: F

### Agent Note

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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