



RATCLIFFE LODGE  
STAMFORD ROAD, SOUTH LUFFENHAM

JAMES  
SELICKS



## “... A REMARKABLE PERIOD HOME ...”

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**Ratcliffe Lodge, originally built in the late 1800's, is a remarkable period home offering spacious accommodation with high ceilings and light-filled rooms. It sits on a generous and well-established plot with off-road parking, double garaging, and beautiful countryside views, located on the edge of South Luffenham.**

Kitchen • Three Reception Rooms • Utility Room, Cellar • Ground Floor Shower Room • Four Double Bedrooms • Two Further Bath/Shower Rooms • Private Driveway, Double Garage with Room Above • South-West Facing Garden, Generous Plot • Countryside Views • EER - TBC

### **Accommodation**

The ground floor in brief comprises a spacious entrance hall spanning the depth of the property, kitchen, three reception rooms, utility, and ground floor shower room. The main reception room sits to the right of the hall, a light and airy room with two sash windows and two feature fireplaces, one with a log-burner and the other with an open fire. An inner hallway to the left of the entrance hall with the original tiled floor leads to the two further reception rooms. The first, a snug with a lovely bay window, built in shelving and the original fireplace. The second, with the original fireplace as well, a large sash window to the front and a French door opening out to the rear patio and garden.

Situated to the rear of the property is the kitchen with a vaulted ceiling and a comprehensive range of timber built shaker style units under timber worktops with a variety of integrated appliances and a Range style cooker. A couple of steps down from the kitchen is the spacious utility room providing further storage, space for white goods and a French door opening out to the patio and garden. The ground floor is completed by a ground floor shower room, a door leading down to the cellar and a cupboard under the stairs.



## First Floor

To the first floor there are four double bedrooms and two bath/shower rooms. All four bedrooms have original fireplaces and are flooded with light through the sash windows along with wonderful countryside views.

During the current owner's time at the property, they have tastefully modernised Ratcliffe Lodge, creating an incredible family home whilst retaining its character and period charm throughout.

## Outside

The property is approached via a five-bar timber gate leading to a large, gravelled driveway providing ample off-road parking and access to the detached double garage. The garage has electric up-and-over doors, an inspection pit and a useful room above that could be utilised in a variety of ways.

A gate from the driveway opens into a pergola walkway that gives way to the well-established, south-west facing rear garden. The garden has been beautifully-landscaped being predominantly laid to lawn with mature planting and a large patio sitting directly off the property's kitchen and living spaces. The garden is bounded by hedging, fencing and a variety of specimen trees providing year-round interest and privacy.



“... WELL-ESTABLISHED, SOUTH-  
WEST FACING GARDEN ...”

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### Location

South Luffenham is one of the most sought-after villages on the south side of Rutland Water comprising older style character properties. There are two popular public houses, with the local primary school being in the next-door village of North Luffenham. Rutland Water provides an abundance of water sport activities including sailing, windsurfing, and fishing. The picturesque, historic market towns of Uppingham, Stamford and Oakham are four, seven and nine miles away respectively, provide for local shopping, and an excellent choice of schools. An easy drive along the A47 into Peterborough provides access to the East Coast mainline - 50 minutes into London.

### Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Rutland County Council –Tax Band G

### Tenure

Freehold

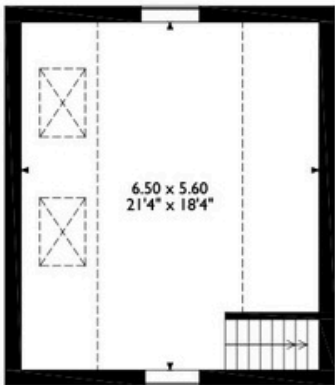




Ratcliffe Lodge, 7 Stamford Road, South Luffenham, Oakham, Rutland LE15 8NT

House Total Approx. Gross Internal Floor Area incl. Garage = 3004 ft<sup>2</sup> / 279 m<sup>2</sup>

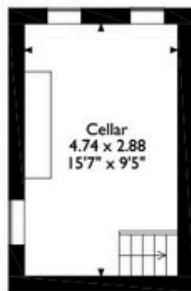
Measurements are approximate, not to scale, for illustrative purposes only.



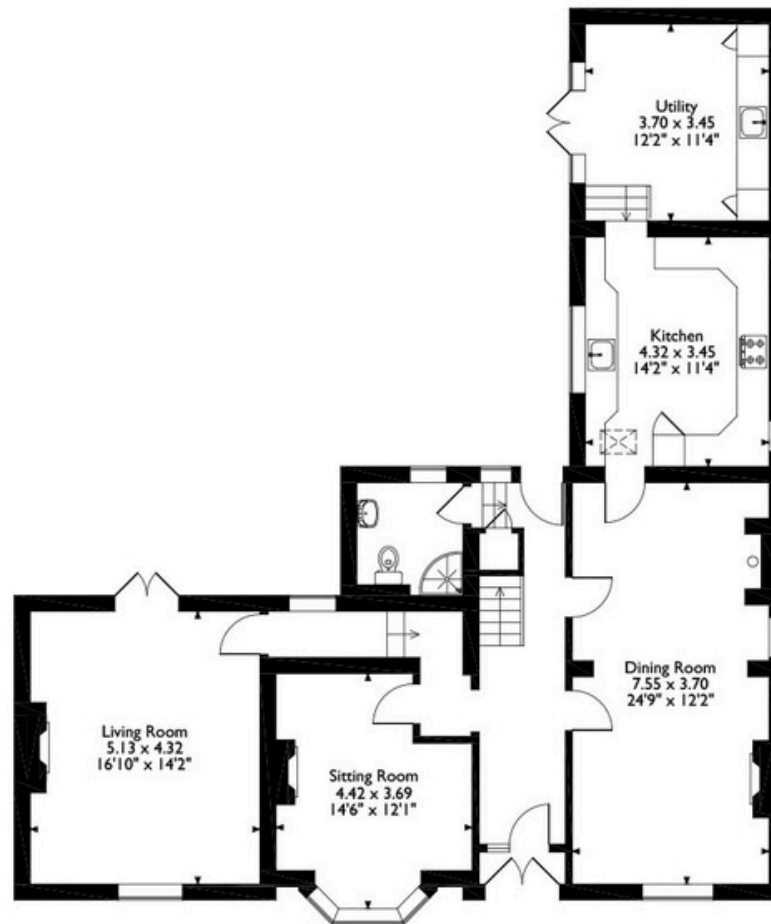
Garage First Floor



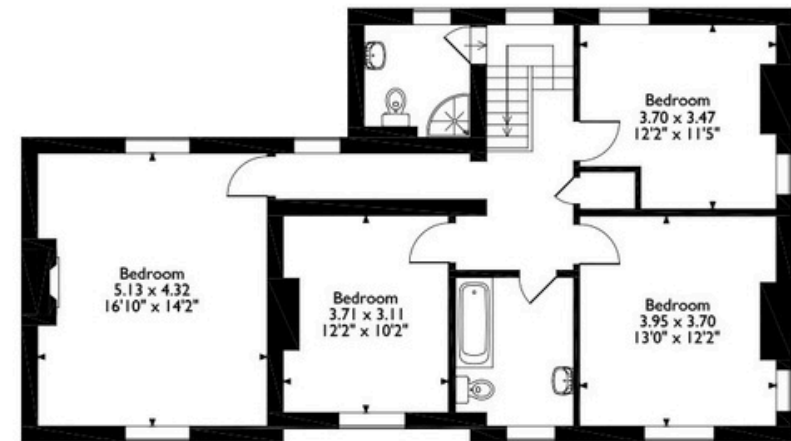
Garage Ground Floor



Cellar



Ground Floor



First Floor



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.