



HIGHGATE HOUSE
MAIN STREET, BISBROOKE

JAMES
SELLICKS



“... FOUR-BEDROOM DETACHED HOME ...”

Highgate House is a four-bedroom detached home sitting on a generous plot of approximately 2.4 acres with spacious accommodation in need of renovation and updating throughout, all sitting on the edge of the popular village of Bisbrooke.

Breakfast Kitchen • Three Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Private Driveway, Double Garage • Generous Gardens, Approx. 2.4 Acre Plot • In Need of Updating & Renovation • NO CHAIN •

Ground Floor

A spacious entrance hall provides access to the ground floor accommodation and stairs rising to the first floor. To the left of the entrance hall is the breakfast kitchen with a range of fitted units and a door into an inner hall that provides access to both a utility room and the integral garage. The utility room offers further storage and space and plumbing for white goods.

All four reception rooms sit to the rear of the property facing South, allowing plenty of light and beautiful views over the property's grounds and countryside beyond. The first reception room sits adjacent to the breakfast kitchen and is currently set up as a dining room with an archway that flows through to a sitting room with a feature fireplace and large sliding doors opening out to the patio and garden. A door from this room opens into a further reception room with an exposed stone wall and French doors opening out to the garden. The fourth reception room is accessed from the entrance hall, currently set up as a study/home office but could be utilised in a variety of ways. The ground floor is completed by a downstairs cloakroom.



First Floor

To the first floor there are four double bedrooms all with built-in wardrobes, three sitting to the rear with beautiful views and one sitting to the front. The master bedroom is complemented by an ensuite shower room with a family bathroom serving the further three bedrooms. The family bathroom comprises a shower bath, wash hand basin and low flush lavatory.

Outside

Highgate House sits on an incredible, wrap-around plot of approximately 2.4 acres with a southerly orientation and beautiful countryside views to the rear. The property is approached via five-bar double gates leading down a gravelled driveway with lawns on either side to an ample off-road parking area and integral double garage. The front gardens are mainly laid to lawn with mature planting and specimen trees creating year-round interest and privacy. There is also a large, designated vegetable patch bounded by trellis to separate it from the main gardens.

To the rear and side of the property there is a further lawned area with a patio sitting directly off the living areas of the property. The lawn then flows down into a meadow area that stretches all the way down to the southern boundary of the plot.



“... 2.4 ACRES WITH A SOUTHERLY
ORIENTATION AND BEAUTIFUL
COUNTRYSIDE VIEWS ...”

Location

Bisbrooke is a small hamlet, a mile or so from the ever-popular village of Lyddington and a 20-minute walk across glorious open countryside into the market town of Uppingham with its excellent schools and shops. Situated close to the A47, Bisbrooke is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

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

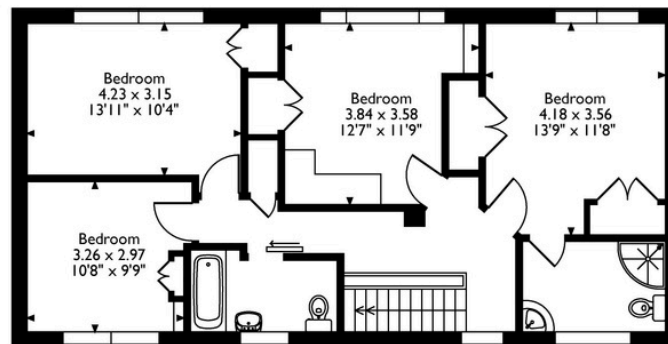
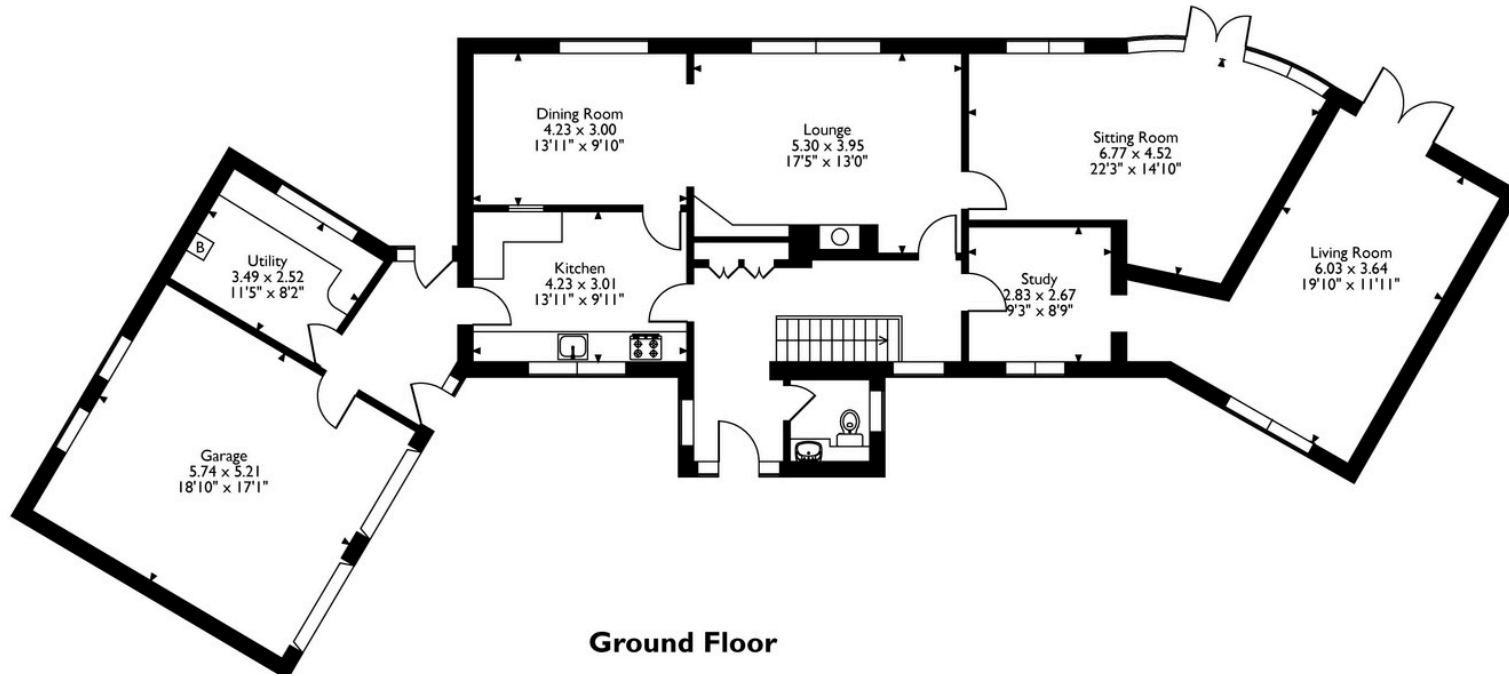
Tenure

Freehold





Highgate House, 11 Main Street, Bisbrooke, Oakham, Rutland LE15 9EP
House Total Approx. Gross Internal Floor Area incl. Garage = 2670 ft² / 248 m²
Measurements are approximate, not to scale, for illustrative purposes only.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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.