



JAMES  
SELICKS  
LISTED BUILDINGS



GLEBE FARMHOUSE  
MAIN STREET, PRESTON

JAMES  
SELICKS







## “... GRADE II LISTED FAMILY HOME ...”

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Glebe Farmhouse, a Grade II listed family home dating from 1722 is a stunning example of period charm blended with contemporary comforts, offering four double bedrooms, off-road parking and a beautifully landscaped, south-facing garden well situated in the desirable village of Preston.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room, Cellar  
• Ground Floor Bedroom • Three Further Double Bedrooms • Family  
Bathroom, Two Ensuites • Generous Plot • South-Facing Garden •  
Carport, Off-Road Parking • Grade II Listed • NO CHAIN

### Ground Floor

The property's accommodation is spacious and flexible with multiple reception rooms and an optional ensuite bedroom on the ground floor. The accommodation throughout has been modernised whilst retaining its classic features such as exposed beams, deep bay windows, and original fireplaces.

The welcoming entrance hall gives way to the ground floor, to the right it flows through into the two generously proportioned reception rooms both spanning the depth of the property with bay windows to the front and log burning stoves.

Beyond the reception rooms is the contemporary open plan living kitchen, a wonderful space featuring underfloor heating and a variety of integrated appliances. A set of bi-fold doors open out to the rear patio extending the living space and creating that much sought-after indoor/outdoor flow.

The ground floor is completed by a third reception room/second ensuite double bedroom, a useful utility room and a rear entrance hall leading out to the rear of the property and round to the garden.





## First & Second Floor

The further bedrooms and bathroom accommodation is arranged over the first and second floors. The first floor has two double bedrooms, both with built-in wardrobes and the primary bedroom complemented by a spacious ensuite shower room. The second floor features a large landing/study space and a third double bedroom with ample built-in storage.

## Outside

The property has a private driveway accessed from Ridlington Road that provides ample off-road parking and a double carport. The property's formal garden sits to the south side of the property enjoying the sun for the entirety of the day. The garden is fully enclosed and mainly laid to lawn with well-planted floral and shrub borders creating year-round interest and a great degree of privacy.

The home is ideally suited to a variety of buyers, offering both space and flexibility, while its blend of period charm and modern touches ensures comfort and luxury in a historic setting. The privacy of the garden and scope for further extension (subject to the necessary planning consents) adds significant appeal to this already attractive home.



“... PERIOD CHARM BLENDED WITH  
CONTEMPORARY COMFORTS ...”

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## Location

The pretty village of Preston is located just under two miles North of the market town of Uppingham which provides a good choice of local amenities and facilities including a local market once a week and a choice of excellent private and state schools. The A47 provides easy access to 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 F

## Tenure

Freehold















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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.