



THE GARDEN HOTEL  
HIGH STREET WEST, UPPINGHAM

JAMES  
SELICKS



## “... GEORGIAN TOWNHOUSE, CENTRALLY LOCATED ...”

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The Garden Hotel is a distinguished and unlisted Georgian townhouse, centrally located in Uppingham’s historic town centre featuring five plus bedrooms and a private walled garden. This property presents a unique opportunity for renovation and modernisation with the potential to be transformed into a wonderful family home.

Dining Kitchen • Two Reception Rooms • Four Bedrooms • Four Bathrooms • Potential for Further Bedroom & Bathroom Accommodation • Renovation Opportunity • Town Centre Location • Period Property • Private Garden • On-Street Parking •

### Accommodation

With its Georgian heritage, the property showcases period features such as high ceilings, sash windows, and a marble fireplace, reflecting its distinguished past as both a schoolmaster's home and a hotel. The property offers significant accommodation over five floors, with cellars and attics, offering in excess of 3,900 square feet of accommodation which has been a residential home for the last 2 years.

Entering through the garden, the front door opens into a stairwell hallway with a dining kitchen on one side. At the end of the hallway, the lounge features large sash windows that look out onto High Street West allowing for plenty of natural light.

To the first floor there is the principal reception room, one of the property’s highlights spanning the width of the house, overlooking the High Street with a marble fireplace, high ceiling and attractive ceiling rose. This floor also includes a double en-suite bedroom and a separate cloakroom.



### Accommodation continued...

The second floor features three well-proportioned ensuite bedrooms and the third floor houses three additional rooms with potential for conversion into further bedroom and bathroom spaces, subject to the necessary planning consents.

This notable Georgian townhouse, rich in history and centrally located in Uppingham, provides significant accommodation and outdoor space, making it an ideal family residence. Its combination of period features, expansive layout, and renovation potential presents a rare opportunity to restore and enhance a historic property in a prime location.

### Outside

The property is approached from High Street West through a beautiful, private walled garden on its west side, providing a secluded outdoor space.

“... RARE OPPORTUNITY TO  
RESTORE AND ENHANCE A  
HISTORIC PROPERTY ...”

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### Location

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close to the A47, Uppingham 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 connected but no boiler installed.

Rutland County Council – Tax Band G

### Tenure

Freehold





ENTRANCE

The Garden Hotel, 16 High Street West, Uppingham, Oakham, Rutland LE15 9QD

House Total Approx. Gross Internal Floor Area incl. Cellar = 3907 ft<sup>2</sup> / 363 m<sup>2</sup>

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



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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		28 F
1-20	G	1 G	

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