



LINDEN LEA
MAIN STREET, TEIGH

JAMES
SELICKS



“... SPACIOUS AND VERSATILE ACCOMMODATION ...”

Linden Lea, converted in 2000, is an impressive, four/five bedroom stone and brick barn conversion with spacious and versatile accommodation and character throughout, well situated in mature grounds with extensive outbuildings and stunning countryside views in the peaceful village of Teigh.

Open Plan Living Kitchen • Three/Four Reception Rooms • One/Two Ground Floor Bedrooms • Utility Room, Two Downstairs Cloakrooms • Three First Floor Bedrooms • Three Bath/Shower Rooms • Well Established Wrap Around Gardens • Gated Driveway, Outbuildings & Garaging • Countryside Views • EPC - E

Ground Floor

Step into this charming and character-filled home through a welcoming formal entrance hall, where a staircase rises to the first floor and doors open into the ground floor living spaces. The ground floor in brief consists of an open plan living kitchen, four reception rooms, a ground floor ensuite bedroom, utility room and downstairs cloakroom.

At the heart of the home lies the stunning open plan living kitchen—truly one of the property's highlights. Designed in a traditional shaker farmhouse style, it boasts a dramatic vaulted ceiling, granite and solid wood worktops, a gas-fired AGA, integrated appliances including a dishwasher, fridge, and fridge freezer, and a central island with a double Belfast sink. Windows offer views across the front garden, and a door leads directly into the conservatory that is flooded with natural light, featuring floor-to-ceiling glazed doors that open to a patio and the formal walled garden.

To one end of the kitchen a door opens into a spacious, dual-aspect sitting room featuring a striking fireplace, windows overlooking the rear garden, and floor-to-ceiling glazed double doors opening to the front garden and beyond. A door from here opens into the formal entrance hall, where a staircase rises to the first floor and a further door opens into the beautifully appointed dining room, complete with French doors leading out to the rear garden and windows framing views to the front. The dining room has a WC next door and could be used as a fifth bedroom if required.

A rear hallway, situated at the other end of the kitchen connects to a well-equipped utility room and leads on to the third reception room. This room is an impressive space with a vaulted ceiling, exposed beams, and a mezzanine level. Twin sets of floor-to-ceiling French doors open onto the garden and patio, enhancing the sense of light and space.



Ground Floor Ensuite Bedroom

Adjacent to the third reception room is a versatile ground floor double bedroom with vaulted ceiling, extensive built-in wardrobes, French doors to the garden, and an en suite bathroom - ideal as a guest suite or for multigenerational living. The ground floor is completed by two separate cloakrooms, one off the formal entrance hall and the other off the rear hallway.

First Floor

Upstairs, the first-floor accommodation includes a luxurious master bedroom suite with a high vaulted ceiling, exposed beams, built-in wardrobes, and an en suite bathroom complete with a low-flush WC, bath, and separate shower. This room enjoys exceptional views across the gardens and open countryside to the front of the property.

Two further generously sized double bedrooms are also located on this floor, served by a contemporary shower room. In total, the property offers four bedrooms, three bathrooms, and extensive, versatile living space throughout.

Outside

Approached via a gravel driveway and through double timber gates, the property enjoys ample off-road parking. A substantial stone-built garage provides space for up to four vehicles and includes both ground and first-floor storage. Subject to the necessary planning and building consents, this area offers exciting potential for conversion into ancillary accommodation.

The gardens are a particular feature of this home wrapping out the property's western and southern sides. To the west, a wide expanse of lawn overlooks open fields, while to the south, a more formal, walled garden wraps around the L-shape of the house. A patio area, accessed directly from the main living spaces, offers the perfect setting for outdoor dining and entertaining, surrounded by mature shrubs and flowering borders that provide year-round interest.

In addition, a collection of original outbuildings—once used as stables—offers further scope for development. These spaces currently serve as useful garden storage but could be transformed into a home office, gym, outdoor kitchen, or other complementary spaces to suit various lifestyles.



“... EXTENSIVE OUTBUILDINGS AND
STUNNING COUNTRYSIDE VIEWS ...”

Location

The charming small conservation village of Teigh comprises predominantly stone properties with a delightful parish church. Designated a Thankful Village, a phrase coined by the writer Arthur Mee in the 1930s, Teigh is one of 32 villages in England and Wales from which all their members of the armed forces survived the Great War. The village is six miles to the north of the market town of Oakham and Rutland Water, whilst Uppingham (11 miles) and Stamford (16 miles) are also easily accessible. These market towns form a triangle around Rutland Water and provide a wide range of shopping and cultural facilities, each renowned for their famous public schools; Communications are excellent. The A1 is approximately seven miles away, whilst there is a choice of easily accessible mainline rail train services, to London Kings Cross from Grantham (16 miles) or Peterborough (28 miles), or indeed to London St Pancras from Corby (19 miles).

Services & Council Tax

The property is offered to the market with mains water and electricity, private drainage to a septic tank and oil-fired central heating. The property does have mains gas connected so could be put onto a gas central heating system if required. Rutland County Council – Tax Band G

Tenure

Freehold





Linden Lea, Main Street, Teigh, Oakham, Rutland LE15 7RT

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = **4801 ft² / 446 m²**

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





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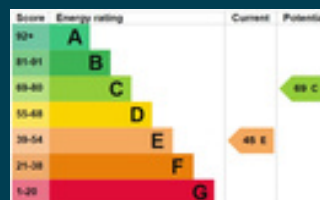
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Measurements and Other Information

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