



GRANBY
LODGE FARM
BISBROOKE

JAMES
SELICKS



ORIGINALLY BUILT IN 1569, GRANBY LODGE FARM IS A DISTINGUISHED AND CHARACTERFUL FAMILY RESIDENCE

offering five bedrooms, extensive outbuildings, a tennis court, and breathtaking countryside views. Rich in original features, the property has been thoughtfully and sensitively modernised by the current owners to combine period charm with contemporary comfort. Nestled in a private and tranquil setting just outside the historic market town of Uppingham, it offers an exceptional blend of heritage and modern rural living.



GROUND FLOOR

The ground floor is entered via a porch that opens into a spacious central entrance hall, providing access to all principal rooms and the staircase rising to the first floor. One of the standout elements of the home is the open-plan living kitchen—a beautifully light and expansive space designed for modern family life. It offers ample space for both soft seating and dining with the dining area being glazed on three sides to frame the stunning countryside views. There are also tri-folding doors opening from the dining room out to an al fresco dining and entertainment area. The bespoke fitted Alexander Lewis kitchen has a comprehensive range of shaker-style units, a variety of integrated appliances to include a wine fridge, Smeg 5-ring induction hob and double oven, space for an American-style fridge freezer, and a large central island with a breakfast bar—perfect for both casual dining and entertaining.

To the other side of the entrance hall are two versatile reception rooms. The main living room enjoys a dual aspect and has a feature fireplace with a log-burning stove. This room leads into a second reception space, currently used as a playroom, with fitted shelving, storage, and French doors opening onto the garden.

A ground-floor bedroom suite provides ideal guest accommodation, comprising a vaulted double bedroom with views over the front garden and beyond plus a modern en-suite shower room. A downstairs cloakroom completes the ground floor.





FIRST FLOOR

Upstairs, the landing leads to four double bedrooms, a family bathroom, and two en-suites. The principal suite extends to approximately 500 ft² and includes a large bedroom area, a dressing room with fitted wardrobes, and an en-suite bathroom with a bath, separate shower, double basins, low-flush WC, and heated towel rail.

Two further bedrooms share a stylish Jack and Jill shower room, while the fourth bedroom is served by the well-appointed family bathroom.





FURTHER ACCOMMODATION

The property benefits from an extensive range of outbuildings, including a striking vaulted space of approximately 46 feet in length, currently used as a games room/gym but could be utilised in a variety of ways. This impressive room features two sets of French doors opening onto the walled garden, creating a seamless indoor-outdoor connection. Adjoining this space is an entrance hall that leads to a utility/laundry room, a modern shower room, and a workshop. A spiral staircase rises from the hall to a superb first-floor office with a bespoke fitted, oak fronted storage/filing units and a dual-aspect flooding the space with natural light—an ideal setting for home working or creative pursuits. Additionally, there is a potting shed, wood store and a greenhouse.





THE GROUNDS

Granby Lodge Farm occupies a generous plot of approximately 4.3 acres, thoughtfully divided into a series of beautifully landscaped garden areas. The property is approached via a shared driveway, which leads to a private, gated entrance offering ample off-road parking and access to the quadruple garage and outbuildings. The quadruple garage also features a large mezzanine area providing fantastic storage space. At the front of the house, a formal lawned garden is enclosed by post-and-rail fencing and features mature olive trees and a paved terrace—perfectly positioned adjacent to the open-plan living kitchen and to take full advantage of the far-reaching countryside views.

To the opposite side of the property lies a charming walled garden, accessible from both the reception rooms and the games room. This area has been meticulously landscaped with mature planting, a tranquil seating area, and an ornamental pond. An arched opening leads from here to a large, hard-landscaped courtyard, surrounded by stone walls and lush planting that provides a wonderful sense of seclusion and privacy. Beyond the walled garden are two dedicated spaces: a vegetable garden and a flower garden, both well-stocked with established planting and enclosed by hedgerows. These flow seamlessly into a further expanse of lawn with an orchard offering a multitude of apple, pear, plum and greengage trees, which then leads to a private tennis court and a timber summer house. Adjacent to the main garden areas lies an additional paddock of approximately 2 acres, offering further potential for equestrian or recreational use. There is also a pathway along the top of the paddock, perfect for a circular walk around the garden.

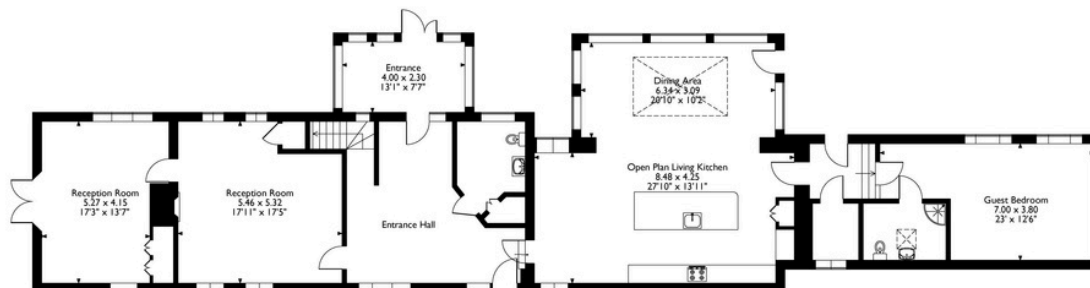




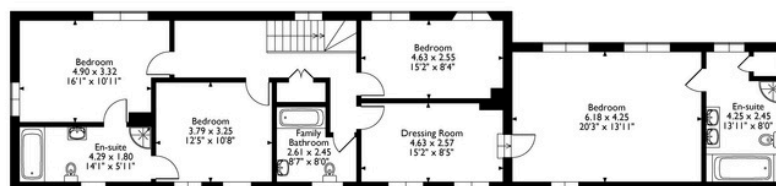
FEATURES

- Spacious Entrance Porch & Hall
- Open Plan Living Kitchen
- Two Reception Rooms
- Downstairs Cloakroom
- Ground Floor Ensuite Bedroom
- Master Bedroom Suite
- Three Further Double Bedrooms
- Two Ensuites, Family Bathroom
- Grounds of Approx. 4.3 Acres, Tennis Court
- Outbuildings & Quadruple Garage, Private Driveway
- EPC - B

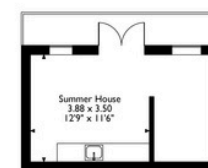
APPROX. GROSS INTERNAL AREA INCL. OUTBUILDINGS
569 SQ.M / 6122 SQ.FT



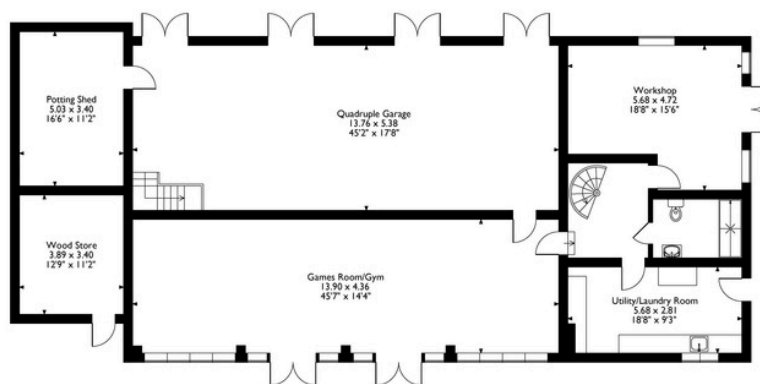
Ground Floor



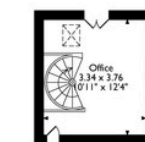
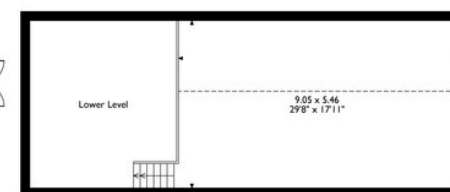
First Floor



Summer House



Outbuilding & Garaging



Garaging First Floor



THIS REMARKABLE HOME OFFERS A RARE OPPORTUNITY TO ENJOY YOUR OWN PRIVATE SLICE OF COUNTRYSIDE, SET IN A SECLUDED RURAL LOCATION. IT COMBINES FLEXIBLE FAMILY LIVING WITH EXCELLENT CONNECTIVITY FOR COMMUTERS.



LOCATION

Granby Lodge Farm enjoys a prime position just outside the historic market town of Uppingham and the charming village of Bisbrooke. Uppingham offers a range of independent shops, galleries, cafés, several excellent primary and secondary schools and is only a short drive to the highly regarded Uppingham, Oakham & Stamford Schools.

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 mains water and electricity, private drainage and a ground source heat pump. There is underfloor heating throughout the property and solar panels.

Council Tax Band G

TENURE

Freehold



JAMES
SELICKS

For further information or to register your interest,
please contact James Sellicks on
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