



HOME FARM  
OAKHAM ROAD, BROOKE

JAMES  
SELICKS







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

---

Home Farm is a charming, four/five bedroom, Grade II Listed 17th-century village property with earlier period features, offering spacious and versatile accommodation, excellent equestrian facilities, all well situated in one of Rutland's most sought-after villages, with easy access to an extensive network of bridleways and equestrian amenities.

Dining Kitchen • Three Reception Rooms, Study/Bedroom 5 • Boot Room/Utility, Downstairs Cloakroom • Four/Five Bedrooms • Three Bath/Shower Rooms • One-Bedroom Annex • Equestrian Facilities • Private Driveway, Outbuildings • Approx. 12 Acre Plot • Grade II Listed

### Ground Floor

Enter the property into a central entrance hall with charming flagstone flooring. The hall stretches all the way to the rear of the property with a door leading directly to the rear garden, while additional doorways open to the right into the dining room and to the left into the kitchen. The kitchen is a characterful and functional space, featuring traditional quarry-tiled floors, a generous range of solid wood cupboards and drawers topped with elegant granite worktops. There is a Belfast sink, space and plumbing for a dishwasher, a four-oven Aga, and room for an American-style fridge freezer. Dual-aspect windows fill the room with natural light from both the front and rear elevations.

From the kitchen, a few steps lead down into the formal drawing room, a beautifully proportioned space boasting a feature fireplace with wood-burning stove. This room also enjoys windows to the front and rear, access to the rear terrace, and doors to both the boot room and staircase leading to the first floor. The well-appointed boot room provides practical space for everyday needs, with space and plumbing for white goods, a Belfast sink, and generous storage. Adjoining this is a ground floor shower room, complete with a large shower cubicle, low flush WC, and wash hand basin.

To the other side of the main entrance hall lies the elegant dining room, featuring a stone fireplace with an open fire and original salt cupboards on either side. A door leads through to the cosy snug with a panelled bay window and log burning stove. A rear lobby provides access to a quiet study (which could alternatively serve as a fifth bedroom), along with the boiler room, which houses the oil-fired boiler, a linen cupboard, and a cloakroom with low flush WC and wash hand basin.





### First Floor

The main staircase rises from the dining room to the first-floor landing, where you'll find four spacious double bedrooms and two family bathrooms. One of the bedrooms also benefitting from a walk-in dressing room. There is also the potential to create two additional bathrooms, enabling three of the bedrooms to benefit from en-suite facilities.

### Outside

Outside, the property is surrounded by beautifully landscaped grounds and an array of characterful outdoor spaces. Numerous gravelled, cobbled, and paved terraced areas provide ideal spots for outdoor entertaining or peaceful relaxation. Ample parking is available on the expansive gravel driveway and within the yard.

A traditional stone-built stable block includes five well-maintained stables and a charming self-contained one-bedroom annexe—perfect for guests or staff accommodation.

The property is set within mature, well-tended gardens, primarily laid to lawn and interspersed with vibrant floral and shrub borders, as well as a variety of mature specimen trees that provide year-round interest and structure. A particularly delightful feature is the walled courtyard garden, which flows seamlessly from the vinery or garden room, creating a tranquil and private outdoor retreat. Further outbuildings include a handsome red brick barn offering generous storage space and a dedicated tack room. In addition, there are four more timber stables, ideal for equestrian use.

In total, Home Farm extends to approximately 12 acres, all of which are fully stock-proof fenced, ensuring privacy, security, and suitability for a variety of agricultural or equestrian pursuits. Importantly, there are no public rights of way crossing the property, offering uninterrupted enjoyment of the land.

### Special Note

Listed planning consent is in place for a large two story extension to the rear of the house. Plans are available on request.

In 1998 The George Phillips Award was presented to the previous owners in recognition of the restoration of Home Farm.

“... BEAUTIFULLY LANDSCAPED  
GROUNDS ...”

---





### Location

Brooke is a pretty Rutland hamlet nestled in glorious English countryside located just over two miles to the West of Oakham. Other market towns of Uppingham and Stamford are four and 13 miles away respectively. These towns offer a wide range of amenities as well as excellent schools. The A1 can be reached 11 miles to the east offering road access to both North and South of the country and mainline railway links from Market Harborough, Kettering, Leicester take you direct into London St Pancras and Peterborough in to Kings Cross.

### Services & Council Tax

The property is offered to the market with mains electric and water, private drainage to a septic tank and oil-fired central heating.

Rutland County Council – **House** Tax Band G

**Annex** Tax Band A

### Tenure

Freehold









# Home Farm, Oakham Road, Brooke, Oakham

Approximate Gross Internal Area

Main House = 3056 Sq Ft/284 Sq M

Cottage = 476 Sq Ft/44 Sq M

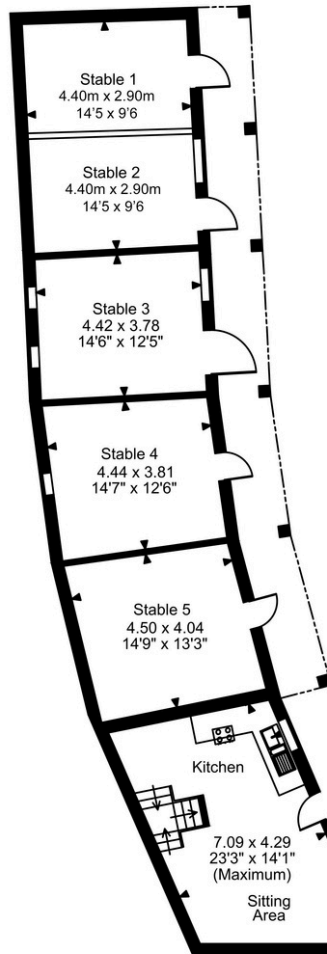
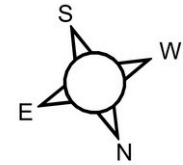
Stables = 1411 Sq Ft/131 Sq M

Potting shed = 155 Sq Ft/14 Sq M

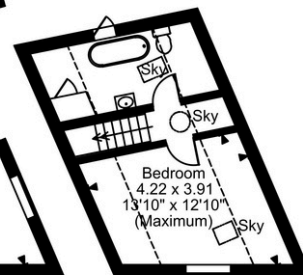
Victorian Brick Barn = 907 Sq Ft/84 Sq M

Function Room/Vinery = 414 Sq Ft/38 Sq M

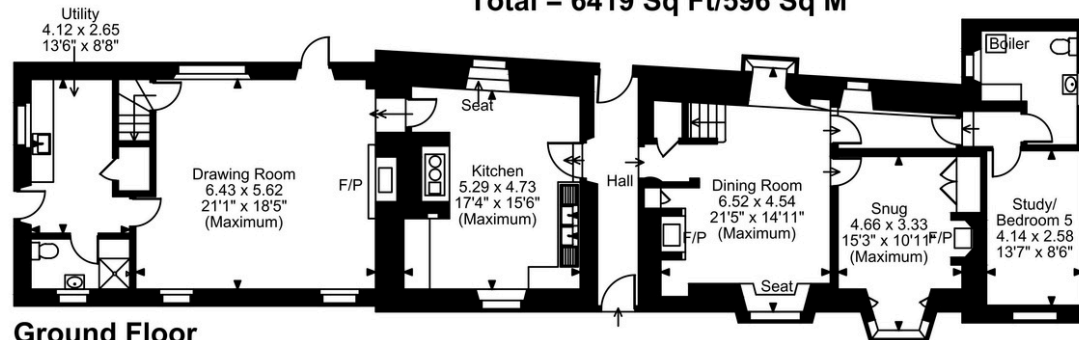
Total = 6419 Sq Ft/596 Sq M



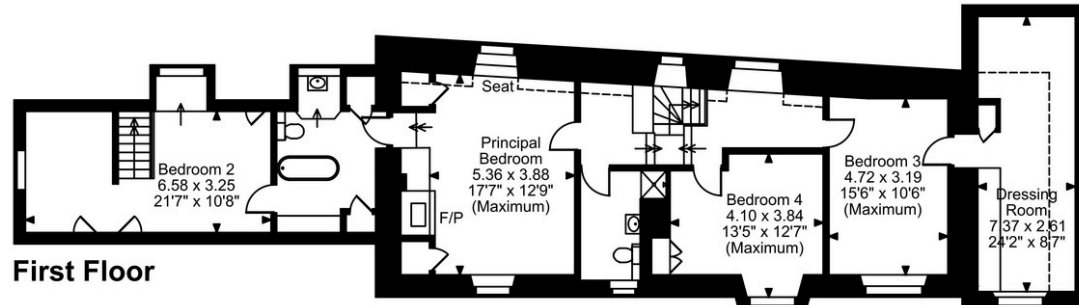
Cottage Ground Floor



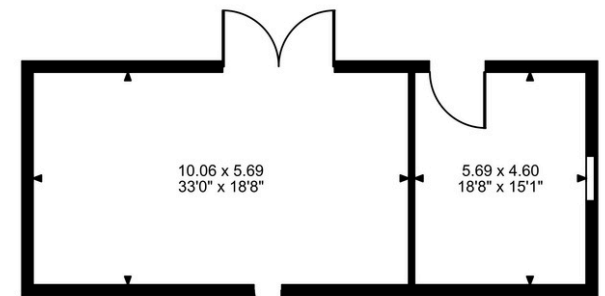
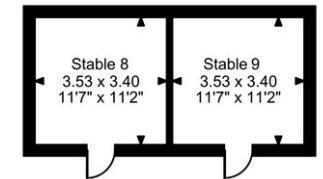
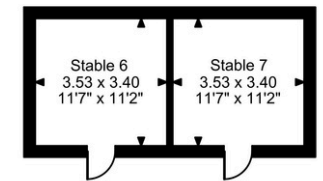
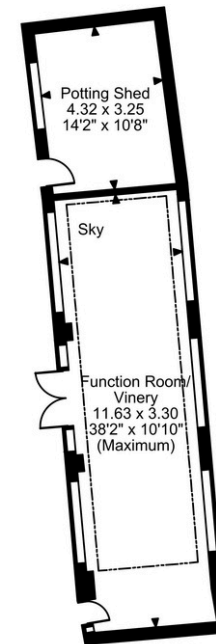
Cottage First Floor



Ground Floor



First Floor



Victorian Brick Barn

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8643443/MKB





**JAMES  
SELICKS**

#### Oakham Office

6-8 Market Place, Oakham  
Rutland LE15 6DT

01572 724 437

[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)



#### Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



**JAMES  
SELICKS**  
LISTED BUILDINGS

#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

#### 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.

[www.jamesselicks.com](http://www.jamesselicks.com)

