



**Main Street  
Ayston Oakham LE15 9AE**



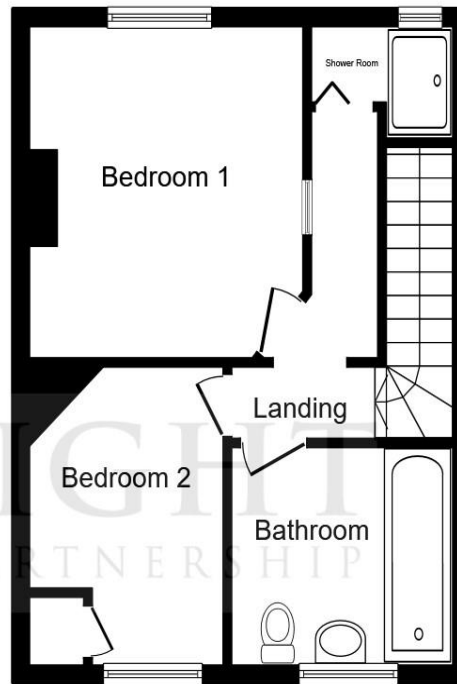
*Welcome to*  
**Main Street**  
**Ayston Oakham**

Positioned centrally in the picturesque hamlet of Ayston just outside the quintessential market town of Uppingham, is this period home set on a spacious plot and offering opportunity to improve and extend SSTC.





**Ground Floor**



**First Floor**

**Conservatory**  
9' x 11' 3" ( 2.74m x 3.43m )

**Living Room**  
11' x 13' 9" ( 3.35m x 4.19m )

**Dining Room**  
12' 1" x 13' 9" ( 3.68m x 4.19m )

**Kitchen**  
12' 1" x 3' 4" ( 3.68m x 1.02m )

**Bedroom One**  
11' 10" x 19' 9" ( 3.61m x 6.02m )

**Bedroom Two**  
11' 4" x 7' 8" ( 3.45m x 2.34m )

**Bathroom**  
7' 11" x 9' 5" ( 2.41m x 2.87m )

**Separate Shower Cubicle**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Welcome to

## Main Street

### Ayston Oakham

- Period Ironstone Property with Potential
- Spacious Plot Offering Opportunity To Extend SSTP
- Idyllic Village Setting
- Convenient to Uppingham
- Outbuilding and Oversized Single Garage
- No Onward Chain

Tenure: Freehold EPC Rating: E

guide price

**£400,000**

An imposing period home dating back to 1891 offering opportunity to improve and extend STP and with accommodation comprising: Entering through the conservatory French doors with door through to the dining room which has an opening through to the kitchen. There are high ceilings and original doors amongst the character features. Beyond the dining room is the living room to the front with under-stairs pantry and stairs up to the first floor landing.

There are two bedrooms and a bathroom, an over stairs cupboard has been converted to a shower cubicle. The property offers a rare chance to put your own twist on a stunning building set in generous grounds.

The gardens wrap around the side and rear, in addition there is a brick built out building directly behind and an oversized garage to the rear of the property with vehicular access.



Please note the marker reflects the postcode not the actual property

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