



Applegate House Bull Brigg Lane, Whitwell, Oakham,
LE15 8BL

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Large Detached Family Home
- Five Double Bedrooms
- Three Reception Rooms
- Double Garage
- Hand Made Bespoke Kitchen
- South Facing Garden
- Next To Rutland Water
- easy access to Oakham, Stamford, and the 60-minute fast train from Peterborough to London
- EPC Rating C

Guide price £735,000 - £750,000





A Large individual stone-built detached family home situated next to Rutland Water and offering easy access to Oakham, Stamford, and the 60-minute fast train from Peterborough to London. This stunning property sits on a large plot and offers spacious idyllic living within the sought-after village of Whitwell. The accommodation briefly comprises an entrance porch, dining room, sitting room, breakfast/kitchen, utility room, study, downstairs W.C., five double bedrooms, En-suite shower room and a family bathroom. CALL TO VIEW!

Entering via the entrance porch leads into the spacious dining room that features a tiled floor and a window to the side aspect and grants access to the sitting room, breakfast kitchen, study, downstairs W.C., and the staircase to the first floor. The sitting room sits to the front of the property and offers a bay window to the front aspect, a tiled floor, double French doors to the front, and an inset log burner. The spacious breakfast kitchen is located to the rear of the property and offers bespoke handmade kitchen units, gas fired AGA Range, a separate electric AGA for use in the summer months, tiled splash backs, a tiled floor, and an inset Belfast sink. Flowing from the kitchen is a useful utility room with a worktop with an inset Belfast sink, space and plumbing for a washing machine, and an under-counter wine cooler. Completing the downstairs accommodation is the study that boasts a stunning view of the rear garden. Upstairs the property offers five bedrooms with the large master sitting over the living room that features an en-suite shower room, wooden floor, ball & claw bath within the bedroom, ceiling fan, and a Juliet balcony to the front aspect. Bedrooms two and five sit at the rear of the property and offer views of the rear garden. Bedrooms four & three are centrally located within the property with bedroom three offering ample built-in storage and bedroom four offering a stunning view to the front aspect. Completing the upstairs accommodation is the family bathroom.



Externally the property sits on a large plot and is set back from the road. Entering via the double gates leads to a large parking area suitable for several vehicles and the double garage. The double garage is currently used as a hobby kitchen but would lend itself to a multitude of uses. Flowing through from the parking and garage area is a block paved path that leads to the patio seating area and entrance porch. Surrounding the property is a stunning lawned garden with mature borders of plants & shrubs. To the rear of the property, there are wooden raised flower beds and a low-level traditional wall to the boundary.



Entrance Porch 2.41m x 3.96m (7'11" x 13'0")

Sitting Room 3.88m x 5.24m (12'8" x 17'2")

Dining Room 3.37m x 5.93m (11'1" x 19'6")

Kitchen 3.96m x 4.7m (13'0" x 15'5")

Utility Room 1.45m x 3.38m (4'10" x 11'1")

WC 1.63m x 2.85m (5'4" x 9'5")



Study 2.87m x 3.69m (9'5" x 12'1")

Inner Hall 2.11m x 3.49m (6'11" x 11'6")

Bedroom One 3.9m x 5.24m (12'10" x 17'2")

Shower Room 1.89m x 2.54m (6'2" x 8'4")

Bedroom Two 2.71m x 3.69m (8'11" x 12'1")

Bedroom Three 2.58m x 4.7m (8'6" x 15'5")

Bedroom Four 2.18m x 4.09m (7'2" x 13'5")

Bedroom Five 2.09m x 4.09m (6'11" x 13'5")

Family Bathroom 1.86m x 3.08m (6'1" x 10'1")

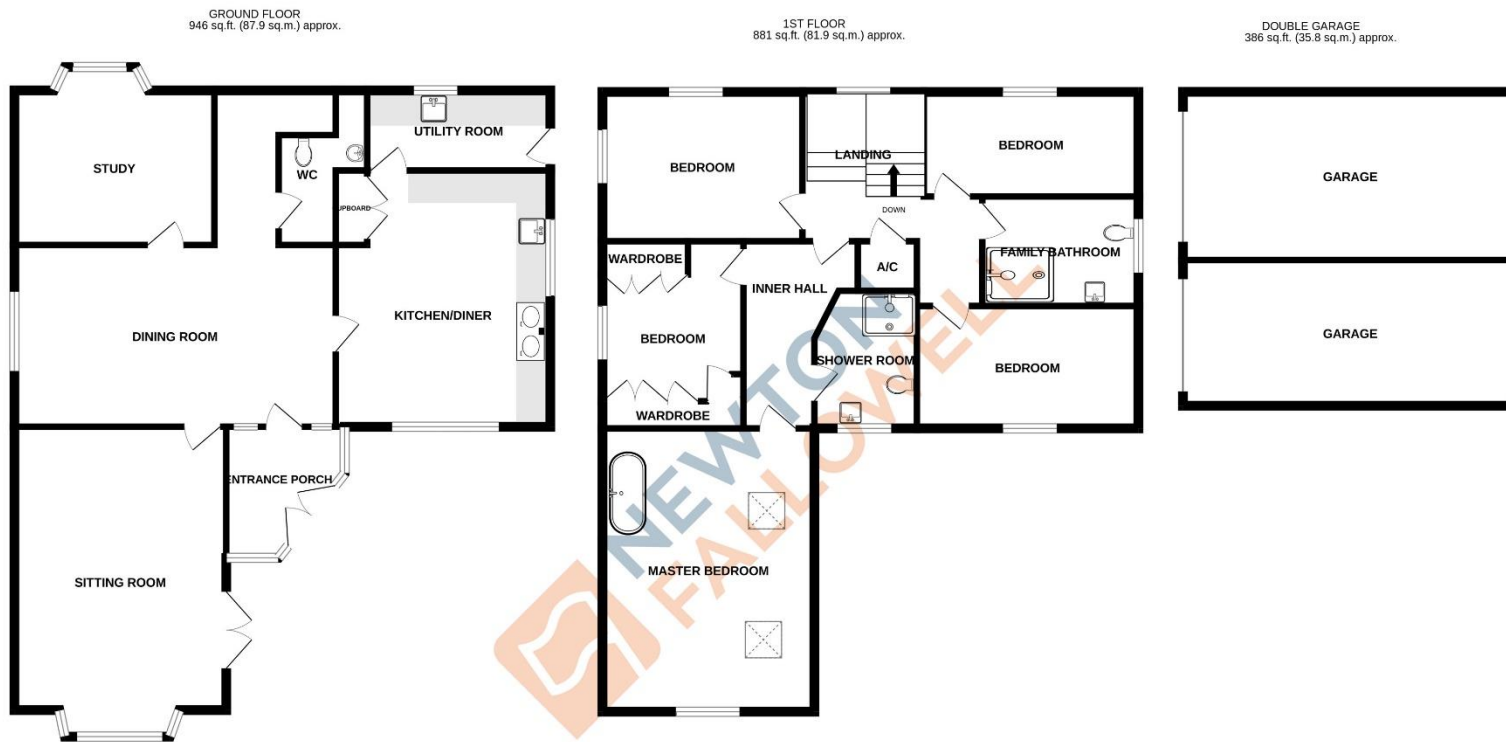


Garage 1 2.69m x 6.18m (8'10" x 20'4")

Garage 2 3.31m x 6.18m (10'11" x 20'4")







BULL BRIGG LANE, WHITWELL, OAKHAM LE158BL

TOTAL FLOOR AREA : 2213 sq.ft. (205.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.