



Spinney House, 35 Somerby Road, Knossington,
Oakham, LE15 8LY

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Key Features

- Seven Bedroom Detached Family Home
- Pending Application For Change Of Use To Residential Dwelling
- Unique Opportunity In Sought-After Village Location
- Five Ground Floor Rooms & Eight First Floor Rooms
- Fitted Breakfast Kitchen
- Three Bathrooms & Two Shower Rooms
- Generous Gardens with a Spinney to One Side
- Twin Access, Large Drive & (Former) Double Garage
- EPC Rating B

Offers in excess of £900,000





Set in the highly regarded village of Knossington with open aspects to both front and rear sits Spinney House. Previously used as an educational centre, this property now represents an incredible opportunity for an expansive family home. Whilst currently registered as a commercial building, an application for change of use has been submitted via the local planning authority.

The accommodation boasts over 3300 sq.ft. arranged over two floors with the additional double garage which has been internally converted to a games room. The gardens, measuring approx. 1.36 acres (STS) are split into two areas being an expanse of lawn and a spinney with two vehicular access points providing a large mount of parking.

The internal layout currently offers, an entrance hallway with stairs to the first floor, three separate reception rooms, a large kitchen with dining/breakfast area, two ground floor shower rooms, a laundry room and to the first floor there are seven rooms and three bathrooms.

Outside the property, the approaches via a driveway providing parking for 4-5 cars and meets the former double garage. To one side an expanse of lawn wraps around the property to meet the rear garden which has been mainly laid to lawn, there is a patio terrace area which meets a pathway leading to the opposite side of the property where the garage can be found and the surface fitted LPG gas which fuels the heating system. The former garage has been internally converted to a games room but retains the exterior twin doors. Continuing to the side of the property is a further expanse of garden which is mainly planted with a wealth of trees with a further area of lawn.





Room Dimensions

Entrance Hall 4.02m x 3.22m (13'2" x 10'7")

Reception 1 6.19m x 4.02m (20'4" x 13'2")

Reception 2 4.05m x 3.54m (13'4" x 11'7")

Kitchen / Dining Area 10.96m x 4.03m (36'0" x 13'2")

Side Hall 9.03m x 1.74m (29'7" x 5'8")

Inner Hall 1.05m x 1.77m (3'5" x 5'10")

Shower Room 1 2.63m x 0.89m (8'7" x 2'11")

Reception 3 3.88m x 3.67m (12'8" x 12'0")

Laundry 2.17m x 2.17m (7'1" x 7'1")

Shower Room 2 2.18m x 2.15m (7'2" x 7'1")

Reception 4 4.74m x 3.63m (15'7" x 11'11")

First Floor Landing 6.89m x 2.73m (22'7" x 9'0")

Bathroom 1 3.25m x 2.24m (10'8" x 7'4")

Further Landing 2.86m x 0.94m (9'5" x 3'1")

Bathroom 2 2.75m x 2.3m (9'0" x 7'6")

Room 1 3.56m x 3.1m (11'8" x 10'2")

Room 2 3.37m x 3.06m (11'1" x 10'0")

Room 3 3.4m x 3.08m (11'2" x 10'1")

Room 4 3.9m x 3.1m (12'10" x 10'2")

Room 5 3.66m x 3.05m (12'0" x 10'0")

Room 6 4.15m x 3.65m (13'7" x 12'0")

Bathroom 3 2.84m x 2.27m (9'4" x 7'5")

Room 7 4.29m x 3.77m (14'1" x 12'5")

Converted Double Garage 6.5m x 5.4m (21'4" x 17'8")

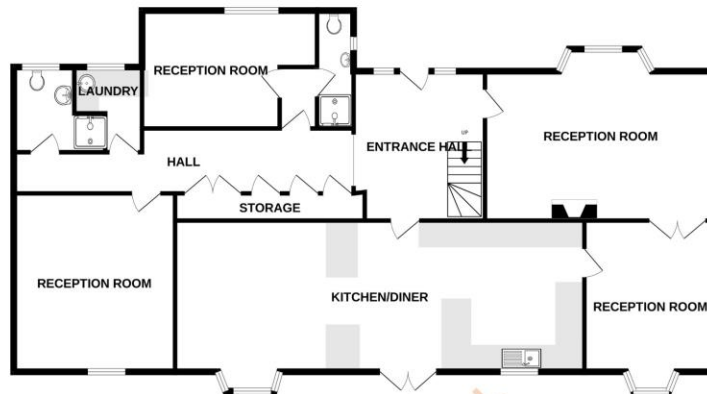




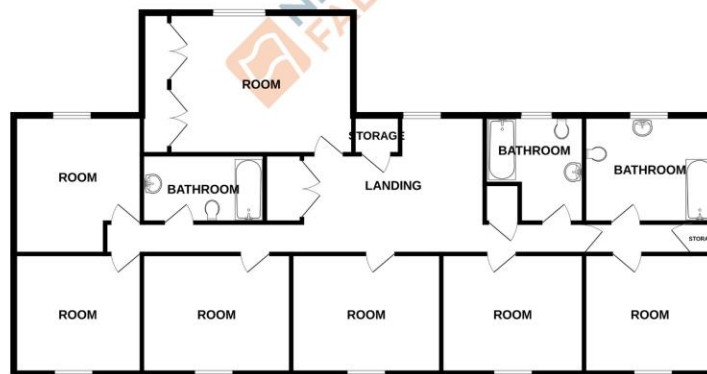
Plot Boundary



GROUND FLOOR
1755 sq.ft. (163.1 sq.m.) approx.



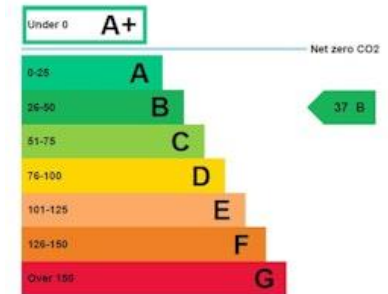
1ST FLOOR
1569 sq.ft. (145.8 sq.m.) approx.



SPINNEY HOUSE, KNOSSINGTON

TOTAL FLOOR AREA: 3324 sq.ft. (308.8 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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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: X

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.