



Manor Gates, 4 Stocken Hall, Stretton, Oakham,
LE15 7RY

 **NEWTON FALLOWELL**



Key Features

- Grade II* Luxury Apartment
- 2 Excellent Double Bedrooms
- En-Suite to Elegant Master Bedroom
- Grand Living Room with Period Features
- Stunning Private Entrance Hall
- Finished To An Exemplary Standard
- Access to Four Acres Of Landscaped Grounds
- Private Off Road Parking
- EPC Rating F
- Leasehold

£450,000





Occupying a prominent ground floor position within the distinguished Grade II* listed Stocken Hall, Manor Gates is a beautifully presented two-bedroom apartment, exuding timeless character alongside stylish contemporary finishes. Enjoying a peaceful rural setting in the heart of Rutland, this unique residence offers luxury accommodation and benefits from private entry as well as access via the building's central grand stairwell.

Stocken Hall, originally constructed in the 17th century and sympathetically converted in 1999 into just eleven individual dwellings, retains much of its historic charm. Manor Gates is set centrally within the mansion and enjoys a fine south-facing aspect, with views across the landscaped communal grounds and surrounding countryside. Period features such as tall sash windows, decorative cornicing, high ceilings, and original Minton tiled flooring are tastefully complemented by a refined interior palette, modern kitchen, and sleek bathrooms.

Accessed via its own private entrance, the property opens into a feature entrance hall and elegant boot room, with bespoke floor-to-ceiling cabinetry for excellent storage. From here, the generous central dining hallway offers a welcoming introduction to the main living spaces. The sitting room is particularly impressive with its elegant proportions and abundant natural light and also provides secondary access to the mansion's formal shared hall.

The kitchen is well-equipped with solid wood cabinetry, quartz work surfaces, a freestanding electric cooker, and integrated space for both a dishwasher and washer/dryer. Two well-proportioned double bedrooms are located off the main hallway, including a master bedroom with a deep south-facing bay window, built-in wardrobes, and an en-suite shower room. The second bedroom, with charming full height windows and window seating, is served by the main bathroom, finished to an equally high standard.

Externally, Manor Gates enjoys access to approximately four acres of beautifully landscaped communal grounds, featuring mature lawns, gravel walkways, and formal planting. The property benefits from off-road parking, conveniently located beside the private entrance, uninterrupted views across open fields and a private garden storage shed (5ft X 7ft) within the grounds. This is a truly special opportunity to acquire a unique and substantial residence within one of Rutland's most prestigious country house conversions.





Room Measurements

Entrance Hall 4.72m x 2.87m (15'6" x 9'5")

Boot Room 2.87m x 2.63m (9'5" x 8'7")

Dining Room 7.46m x 3.19m (24'6" x 10'6")

Kitchen 4.16m x 2.67m (13'7" x 8'10")

Living Room 7.14m x 6.47m (23'5" x 21'2")

Bedroom One 5.35m x 5.42m (17'7" x 17'10")

Ensuite 2.08m x 1.9m (6'10" x 6'2")

Bedroom Two 4.16m x 3.43m (13'7" x 11'4")

Bathroom 2.26m x 2.08m (7'5" x 6'10")

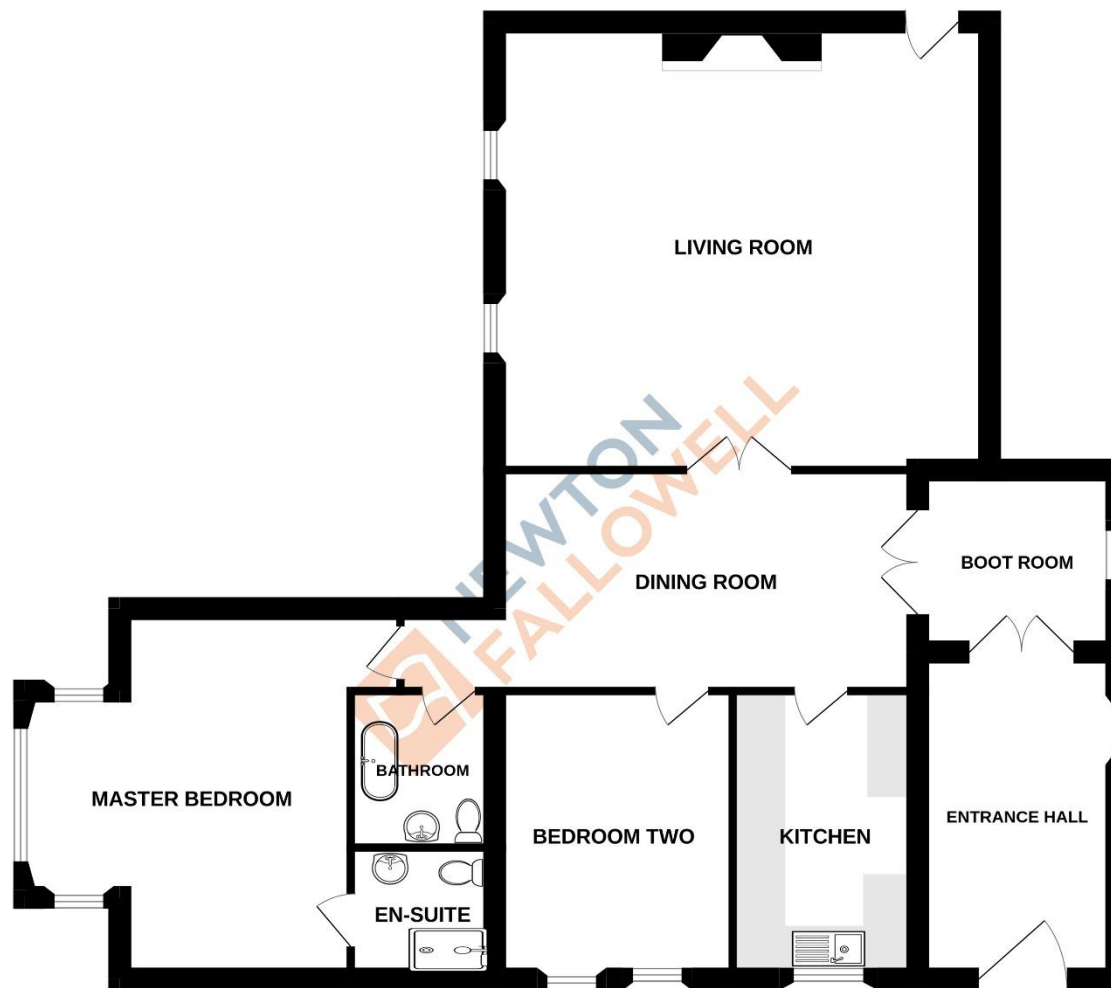
Leasehold Information

The property benefits from a 999 year lease granted in 2022 with approximately 996 years remaining. We are advised that the owner pays a management charge of £2400 per year, covering building insurance & maintenance of the building, grounds and common areas. We are advised that as owner, you will own a freehold share within the Stocken Hall Management Company, with the 11 apartments owning an equal share of the freehold.





GROUND FLOOR
1549 sq.ft. (143.9 sq.m.) approx.



STOCKEN HALL, STRETTON, LE15 7RY

TOTAL FLOOR AREA: 1549 sq.ft. (143.9 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		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	26 F	
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.