



1 Main Street, Knossington, Oakham, LE15 8LT

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Historic Farmhouse Requiring Full Renovation
- Prominent Street Position In Sought-After Leicestershire Village
- Scope For A Modern & Substantial Family Home
- Adequate Plot Size With Scope For Development Or Expansion Of Amenities (STP)
- Two Large Ground Floor Reception Rooms
- Three Generous Bedrooms With First Floor Bathroom
- Opportunity For Creation Of Off-Street Parking
- Rare Investment Opportunity
- EPC Rating G

Guide price £350,000





Stoneleigh is a large, stone-built farmhouse occupying a prominent position in the heart of the highly regarded village of Knossington. Presented to the market in need of complete renovation, this property represents a rare and exciting opportunity for investors or those seeking to create a substantial family home in a sought-after Leicestershire setting.

Internally, the accommodation offers excellent proportions throughout, with two large ground floor reception rooms, a kitchen, and separate utility spaces. The first floor is accessed by a central staircase and comprises three generously sized double bedrooms, all of which provide the basis for a highly versatile layout once modernised.

Externally, the property benefits from an adequately sized plot which offers scope for the creation of off-street parking as well as an outdoor space to complement a home of such prominence and character.

Knossington itself is a desirable and picturesque village, ideally positioned between Oakham and Melton Mowbray, with excellent access to local schools, countryside walks, and key transport routes. Stoneleigh sits within direct walking distance of the local Fox & Hounds pub, occupying an enviable, central village location.

Stoneleigh is a truly unique opportunity for those with vision, presenting the chance to restore and reimagine a historic farmhouse in one of Leicestershire's most sought-after villages.





Room Measurements

Entrance Hall 1.1m x 0.9m (3'7" x 3'0")

Living Room 4.6m x 4.45m (15'1" x 14'7")

Dining Room 4.75m x 4.08m (15'7" x 13'5")

Utility Room 4.7m x 1.5m (15'5" x 4'11")

Kitchen 5.25m x 3.8m (17'2" x 12'6")

Porch 2.78m x 2.04m (9'1" x 6'8")

WC 2.05m x 0.91m (6'8" x 3'0")

First Floor Hallway 3.8m x 2.4m (12'6" x 7'11")

Bedroom One 4.68m x 4.5m (15'5" x 14'10")

Bedroom Two 5.28m x 3.6m (17'4" x 11'10")

Bedroom Three 3.59m x 3.1m (11'10" x 10'2")

Family Bathroom 3.7m x 2.7m (12'1" x 8'11")



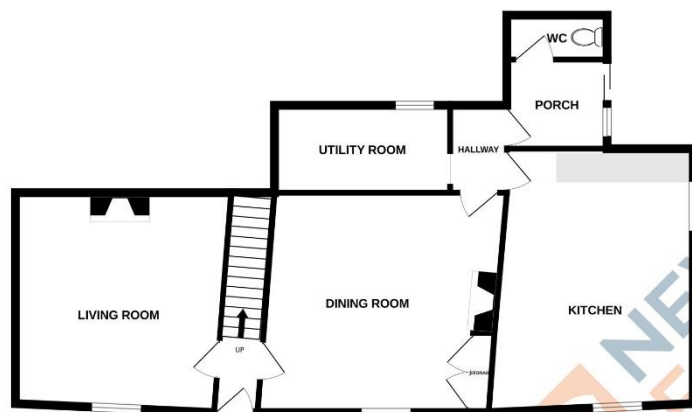
Plot Boundaries

The boundary plan shows an indication of the land included within the sale and is an indication only. The title will be separated on completion of the sale. A full plan is available from the selling agents.

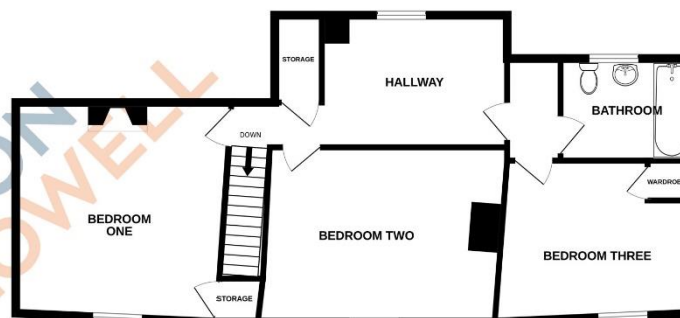




GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



KNOSSINGTON, OAKHAM, LE15

TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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		
39-54	E		49 E
21-38	F		
1-20	G	1 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.