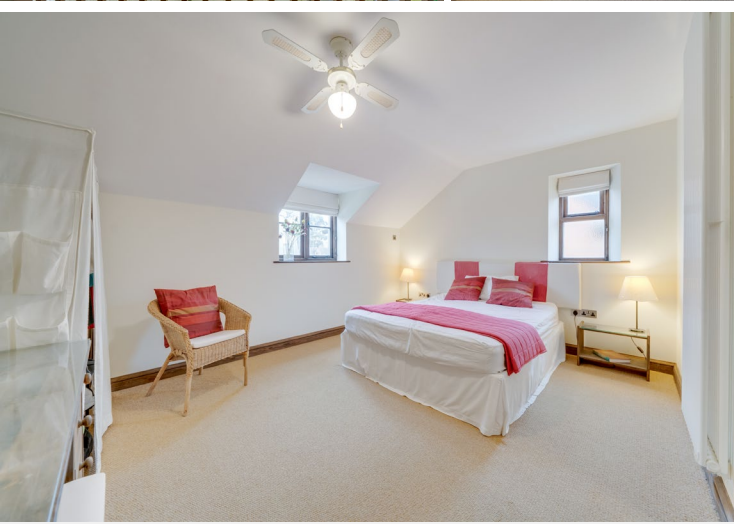
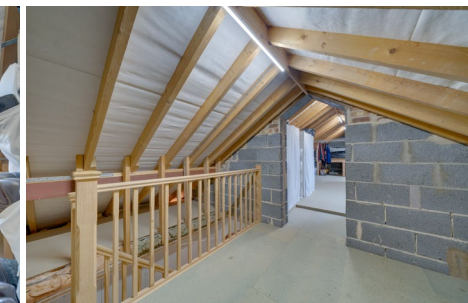
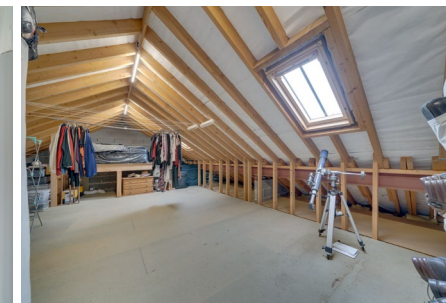
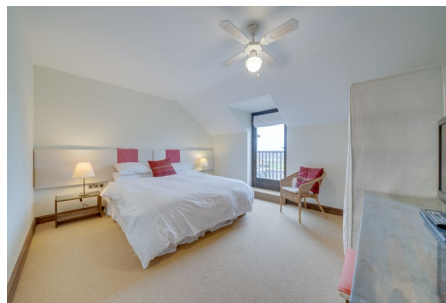




KINTYRE HAMBLETON







Kintyre is an individually built stone residence boasting approximately 5000sqft of accommodation, positioned in an idyllic spot on the edge of the sought-after Rutland village of Hambleton. The property occupies a large plot of approximately 3.5 acres, with outstanding views of Rutland Water.

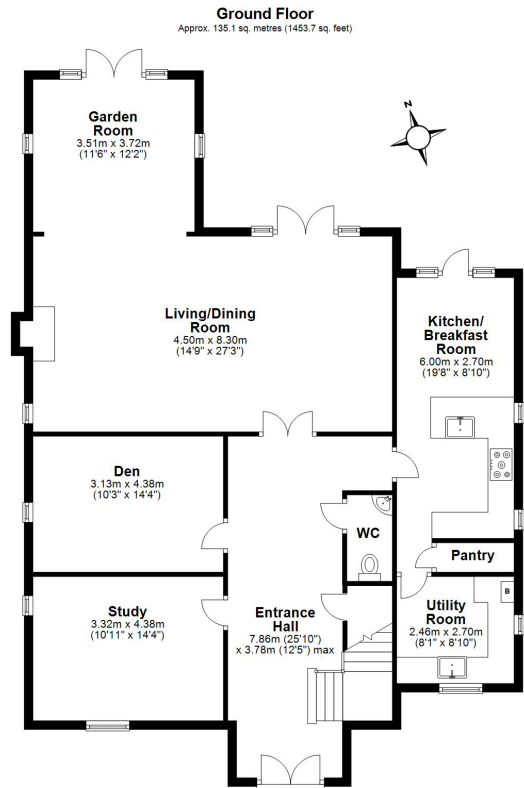
The property was exclusively designed and built for the current owners, with well-presented accommodation comprising a sizeable entrance hall which is open to the mezzanine floor above, cloakroom, two good-size reception rooms to the front currently both used for study/home office, large open-plan living dining room with stone feature fireplace and two sets of French double doors onto the terrace, hand-built breakfast kitchen with walk-in pantry and a separate utility room. The first floor offers four double bedrooms, all with ensuite bathrooms, three with balconies enjoying views of Rutland Water. The mezzanine area gives a second staircase which leads to a large attic room with planning permission to create further accommodation (plumbing/electrics have already been put into place for this).

In addition to the main house, the property also offers ancillary accommodation in the form of a detached self-contained summerhouse/home office at the end of the garden. The space offers a kitchen, open plan living space, separate room and bathroom. Having previously been used as a home office, it has the flexibility to be used as an annexe, gym etc.

Externally, the property is approached by a gated gravelled driveway giving off-road parking for several cars. Double gates to the side lead to the rear garden, with brick built outbuildings, vegetable gardens and a good size lawned area with patio terrace for alfresco dining, taking in the open views. The paddock is well-fenced, with a wooden shelter/haystore having previously been used for grazing two/three horses.

Offered to the market with NO CHAIN.

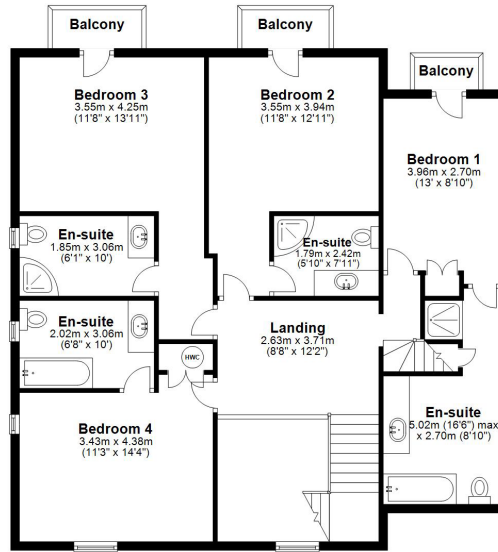
Hambleton is one of the most sought after and unspoilt villages in Rutland. Located on a peninsula and surrounded by Rutland Water, the village contains many lovely houses and cottages along with the renowned Relais & Château Hambleton Hall Hotel and the excellent Finch's Arms pub. The popular market town of Oakham is just 2.5 miles away and the Georgian town of Stamford just 12 miles away, home to the renowned George Hotel. Schooling in the area is excellent with a range of state schools in Oakham catering for children of most ages, together with private schools in Oakham, Uppingham, Stamford and Oundle. The city of Peterborough is within easy reach, with a fantastic railway service to London Kings Cross in under 1 hour.



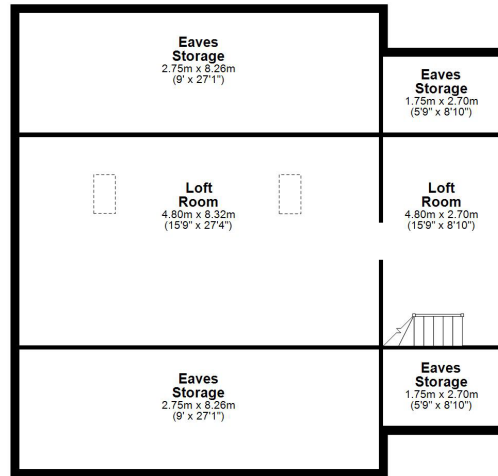
Total area: approx. 352.9 sq. metres (3798.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors Plan produced using PlanUp.

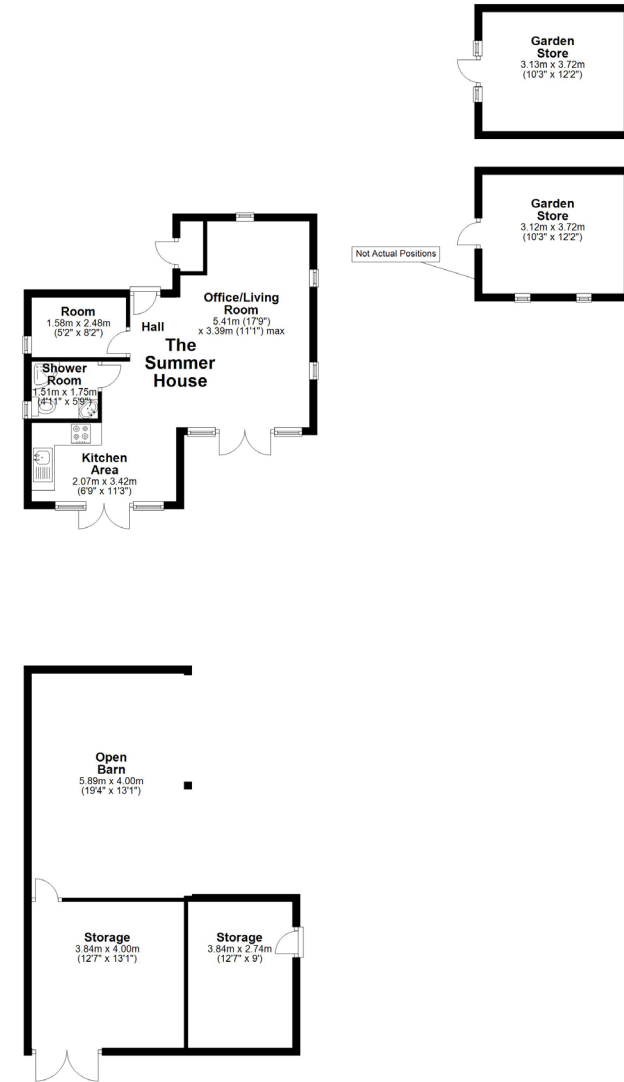
First Floor
Approx. 107.0 sq. metres (1152.0 sq. feet)



Second Floor
Approx. 110.8 sq. metres (1192.4 sq. feet)



Outbuildings
Approx. 112.5 sq. metres (1211.0 sq. feet)



Total area: approx. 112.5 sq. metres (1211.0 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors Plan produced using PlanUp.

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