

# PINETREE HOUSE WYMONDHAM





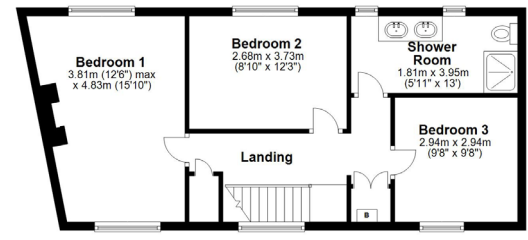
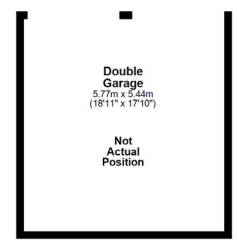
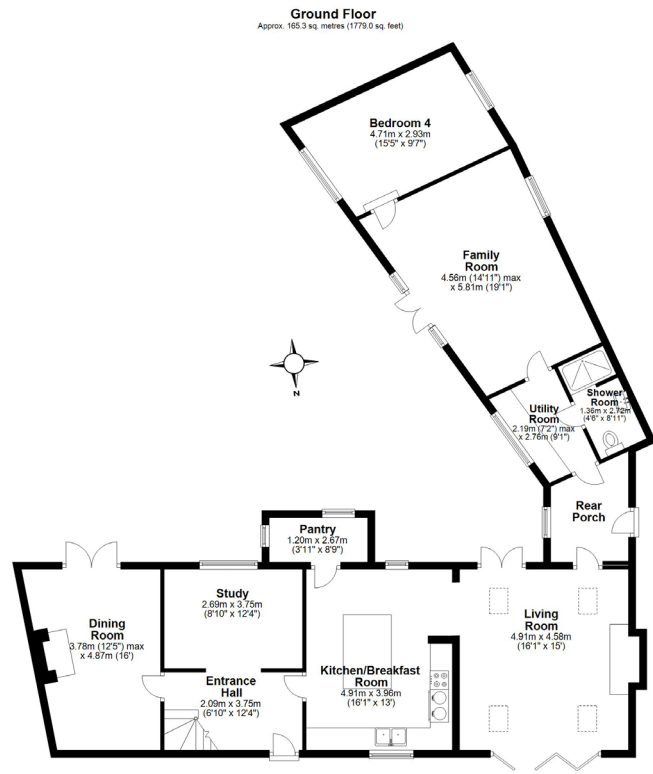


Pinetree House is a beautifully presented character country home, situated in the popular village of Wymondham. Having been recently extended and refurbished to a high standard, the property offers well-presented accommodation throughout and boasts the potential for an integral self-contained annexe. Offered to the market with NO CHAIN.

The accommodation comprises a large entrance hall, study, dining room with feature fireplace, beautifully appointed breakfast kitchen with central island, electric AGA and walk-in pantry, opening through to a stunning dual-aspect living room open to the eaves with wood burner and bifold doors. A rear lobby gives access to the converted stables, offering a large family room with feature mezzanine storage area above, double bedroom, shower room and utility room – could be altered to create an annexe if desired. The first floor offers three well-proportioned bedrooms and recently refitted shower room with double sink vanity unit.

Externally, the property offers a large gated driveway to the front providing off-road parking for several cars and leading to a double oak-framed garage/carport & log store installed with electric. The property has a South-facing enclosed courtyard garden and a large area of lawn to the front, which could even have potential to be separated off for a plot STPP.

Wymondham is a pretty village on the border of Leicestershire and Rutland. The village is serviced by a well-regarded pub, primary school and windmill with tearoom and boutique shops. The attractive market towns of Melton Mowbray and Oakham are both within easy reach, both offering a further range of amenities including an excellent range of shops, restaurants and bars. Education is well renowned with both public and state schooling for all ages available in Melton Mowbray, Grantham, Oakham, Uppingham, Witham, Stamford and Oundle. For commuters, Wymondham is within close proximity to the A1 giving access to both Grantham and Peterborough with mainline trains to London in approximately one hour. Rutland Water is approximately 11 miles to the south and provides a wide range of outdoor leisure pursuits from water sports to trout fishing and the nature reserve.



Total area: approx. 233.7 sq. metres (2515.9 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 PlanIt.

Address: 8 Sycamore Lane, Wymondham, MELTON MOWBRAY, LE14...  
RN: 0350-2789-7370-2404-6525

**Energy Rating**

Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 - plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

66 → 78

England & Wales EU Directive 2002/91/EC

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