

STOCKMANS COTTAGE, GLEBE FARM

OAKHAM







Artist Impression Of Potential House

Stockmans Cottage is an attractive detached farmhouse in an elevated position overlooking its own land of approximately 9.5 acres and Rutland Water beyond. The land includes a paddock and woodland.

Being well-presented throughout, the property offers accommodation comprising a spacious entrance hall, cloakroom, large dual-aspect living room with bay-fronted window to the front and feature fireplace, open-plan living kitchen with space for large dining table, separate utility room with walk-in pantry, rear lobby, study and shower room and a second living room / playroom. The first floor offers a grand master bedroom which could be separated into two to create a fourth bedroom, two further double bedrooms and main bathroom.

Outside, there is a large patio to the rear and all four sides of the property are laid to lawn with flower beds and an orchard. With approximately 9.5 acres which sit to the front of the property with far-reaching views over Oakham and across Rutland Water, together with a young plantation of trees to the eastern side.

There is a large agricultural unit to the rear of the property which can be available by separate negotiation.

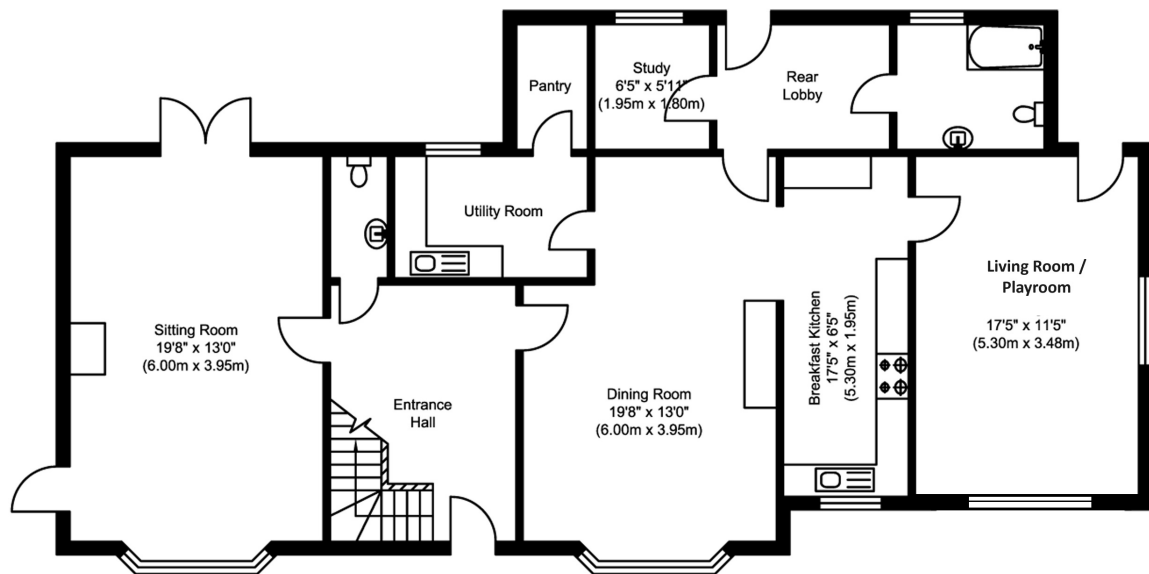
The property was constructed in 2006 with brick and slate, double glazing and oil-fired underfloor central heating.

The house is subject to an agricultural tie allowing a purchase only to persons connected with agriculture, forestry and farming. Further information of the requirements are available on request.

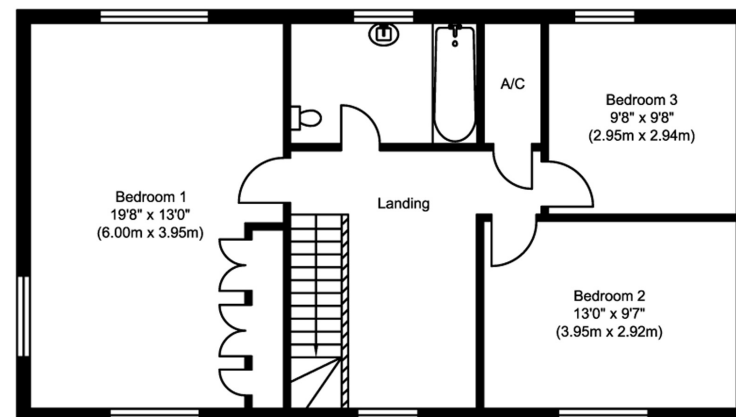
In light of the tie, permitted development for extension or construction of farm related buildings we believe is more likely to be acceptable. An architect has previously drawn up plans for a future potential house, an image of the artists impression is included above.

Best & final offers to be received by Friday 29th March, unless sold prior.

Offered to the market with NO CHAIN.



Ground Floor
 Approximate Floor Area
 1226.11 sq. ft
 (113.91 sq. m)



First Floor
 Approximate Floor Area
 710.41 sq. ft
 (66.00 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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