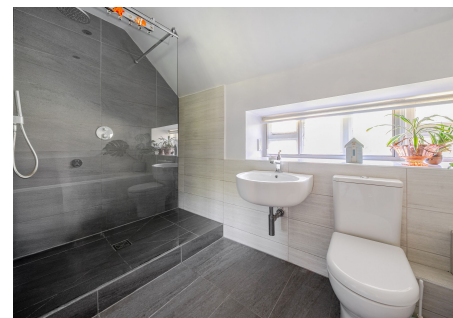


# CHURCH STREET, NORTH LUFFENHAM

COUNTRY  
&  
EQUESTRIAN  
by moores











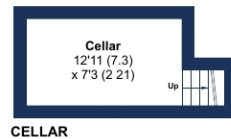
### A Fine Grade II Listed Character Home in North Luffenham, close to Rutland Water

Stone Cottage is an impressive semi-detached period residence offering the character and proportions typically associated with a manor house. Thoughtfully maintained and beautifully presented throughout, the property blends historic charm with practical modern living. Set within mature cottage gardens, this spacious home offers flexible accommodation that could suit multi-generational living or those seeking a self-contained wing.

Inside, the property features a welcoming dining hall with a striking stone fireplace, a drawing room with open fire, a cosy snug, and a charming breakfast kitchen with an Aga set into an inglenook fireplace. A utility room, cloakroom, and cellar provide practical amenities. The cosy snug leads on to a second kitchen and a second staircase to one of the five bedrooms with a shower room providing the opportunity to use it as an annex, including its own entrance. Upstairs there are five double bedrooms, including a master suite with study, an ensuite bedroom, two further bedrooms, and family bathroom.

Outside, the gardens are beautifully maintained with lawned areas, York stone pathways, and mature borders. There is a wooden summer house, double garage, and also a brick potting shed/former coal shed

# Church Street, North Luffenham, Oakham, LE15



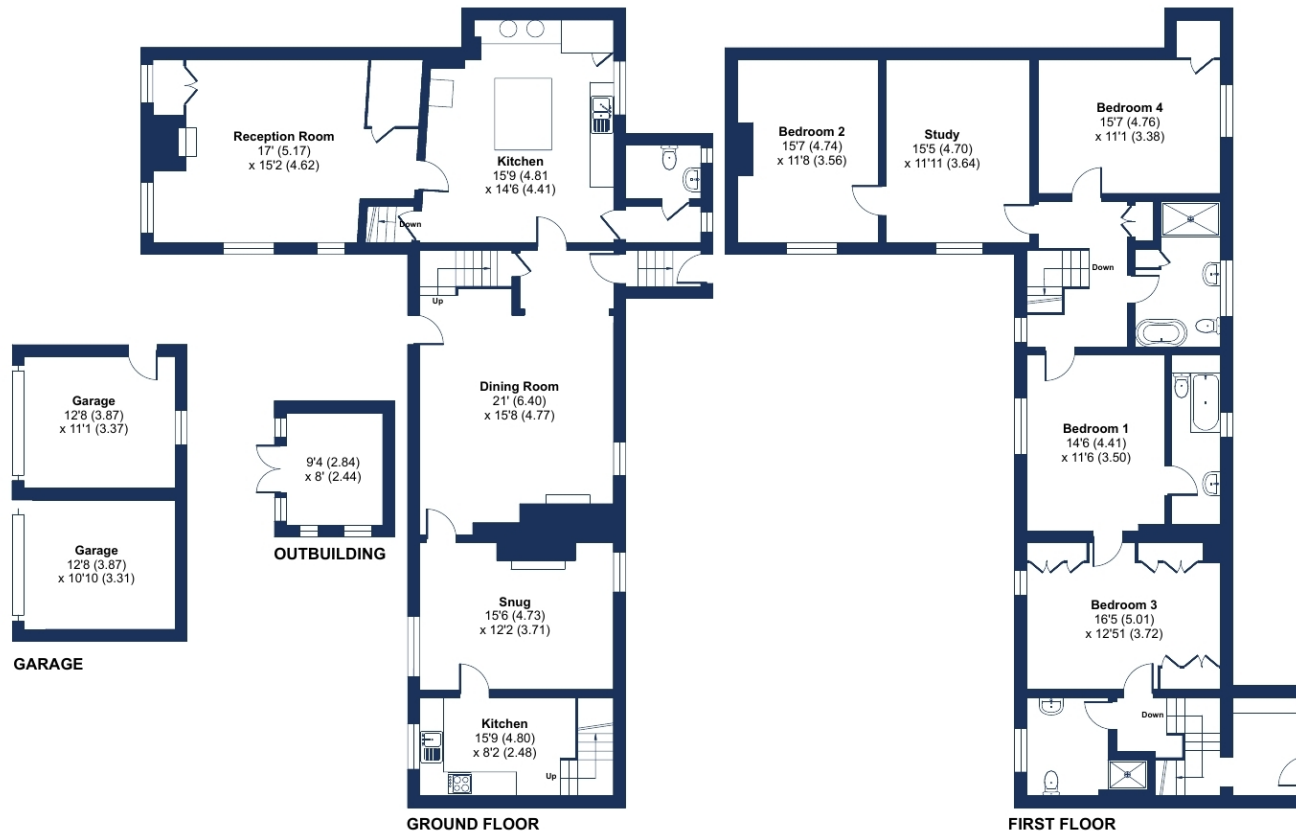
Approximate Area = 2910 sq ft / 270.3 sq m

Garage = 276 sq ft / 25.6 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 3261 sq ft / 303 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1281740



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.



**Moores Property Hub** 01572 757979  
**Moores Move to the Country** 020 301 11361  
**Melton** 01664 491610  
**Uppingham** 01572 821935

**Stamford** 01780 484555  
**Grantham Meet & Greet** 01476 855618  
**Peterborough Meet & Greet** 01733 788888  
**A1 Meet & Greet Stoke Rochford**



**office@mooresestateagents.com**  
**www.countryequestrianhomes.com**