

WHITE POSTS KNOSSINGTON







Set within its own grounds of approximately 8.5 acres, White Posts is a smallholding which benefits from a long driveway approach through mature trees with attractive woodland glade gardens, a range of barns which have been used in recent years commercially for both light engineering and studio workshops, plus a further range of buildings which house a self-sufficient generator, plus brick stabling.

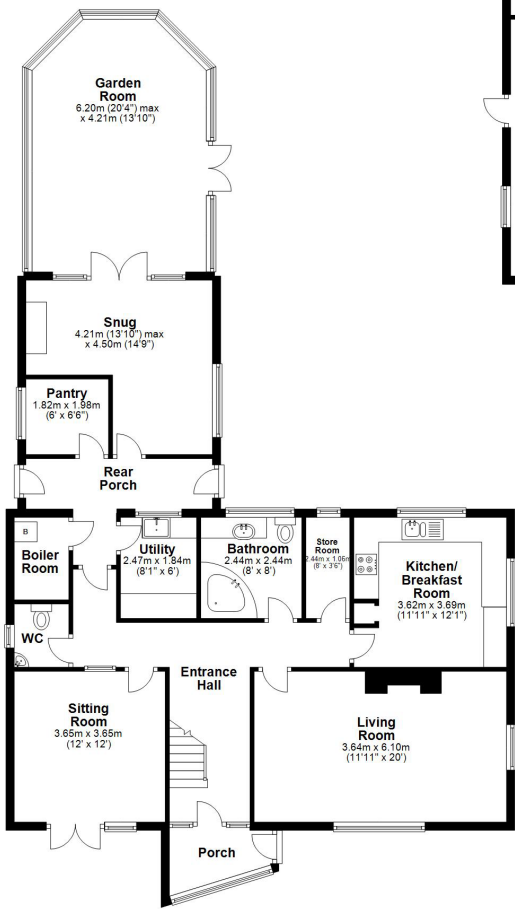
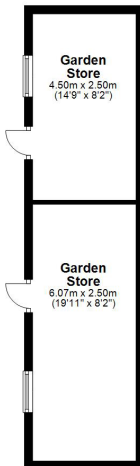
The property is attractively offered to the market with NO ONWARD CHAIN.

The property has excellent aspects over both the gardens, paddock land and outbuildings. Offering over 2500sqft of living space, the accommodation currently comprises an entrance porch into entrance hallway, sitting room, living room, breakfast kitchen, ground-floor bathroom, utility room, pantry and snug opening through to a large garden room. The first floor offers three good-size bedrooms, the master with an ensuite, and a fourth smaller bedroom/study.

There is a large expanse of hardstanding which could allow for further commercial use or alteration to give American style stabling within the existing buildings. For equine purposes, there is suitable ground for horse walkers with level ground for menages. The paddock land has roadside access and pole barn off the Cold Overton road.

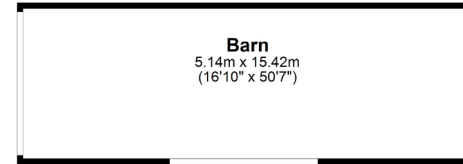
The property is situated in a quiet location on the edge of Knossington, just on the border of the Rutland countryside and four miles from the popular market town of Oakham. Knossington itself offers a renowned pub and is surrounded by attractive countryside. The nearby towns of Oakham and Uppingham offer further amenities, including some of the most prestigious schooling in the county.

Ground Floor
Approx. 168.6 sq. metres (1614.8 sq. feet)

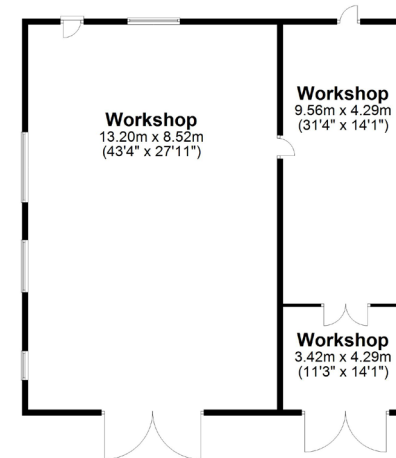
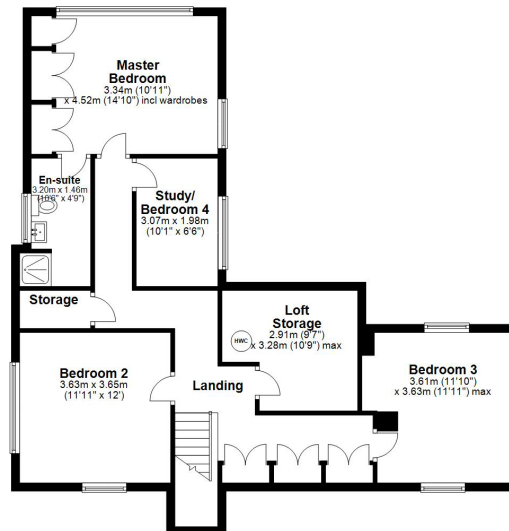


Total area: approx. 251.4 sq. metres (2706.3 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Ground Floor
Approx. 249.2 sq. metres (2682.0 sq. feet)

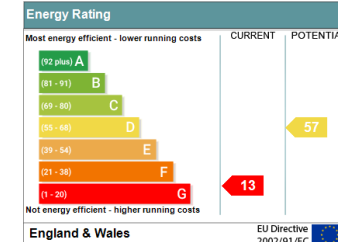


First Floor
Approx. 82.8 sq. metres (891.6 sq. feet)



Total area: approx. 249.2 sq. metres (2682.0 sq. feet)
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