



Highbrook House

Rutland

Carter Jonas

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**Highbrook House
Hambleton Road
Egleton
Oakham
LE15 8AE**

**Picturesque five-bedroom
house with significant array of
commercial buildings.**

Highbrook House is a limestone five-bedroom home located near the stunning Rutland Water Nature Reserve. The Property features five commercial buildings which offer significant potential for further development. Set in 13.23 acres of scenic pasture land, the Property is situated in a private and tranquil surround.

In all extending to 15.78 acres.

For sale by private treaty as a whole.



Location

The Property is situated in an attractive undulating landscape within a 5-minute walk of Rutland Water Nature Reserve.

Located less than 2 miles from the county market town of Oakham, the Property also offers excellent connections to Oakham and Uppingham private schools, as well as eateries, shops and various activities.

The bustling market town of Stamford is also easily accessed, offering a larger town with greater access to all essential needs.

Oakham Station provides frequent trains to London with a journey time of under 2 hours. Regular direct trains to Birmingham are also available with journey times of under 90 minutes.

Land

Highbrook House is enveloped by picturesque pastureland, with the primary paddock located to the west of the Property. These fields span an impressive 13.23 acres of Grade 2/3 pastureland. With a level gradient, the paddocks are encircled by a blend of sturdy livestock fencing and well-established hedgerows, interspersed with mature trees. This expansive landscape presents an exceptional prospect for individuals interested in equestrian activities, or those seeking recreational opportunities in livestock management such as establishment of a small holding.

In this regional market, properties with such expansive grounds are a rarity, making this an extraordinary and unique opportunity for discerning buyers.

Highbrook House

The Property, accessed via a sweeping gravel driveway, features a picturesque limestone house, surrounded by serene countryside. Ample driveway parking is provided just outside the Property, with a garage/workshop located to the rear. Entrance to the Property is achieved through a charming porch which offers a convenient space for the storage of outdoor footwear, while also providing a warm and characterful welcome.

Inside, a cosy yet practical cloakroom leads to the entrance hall, providing access to the living room, dining room, and kitchen. The living room, bathed in natural light through well-placed windows, offers a spacious and comfortable area in which to relax. Continuing from the living room, the dining area provides a practical space with easy access to the adjoining kitchen. The northern wing of the Property includes a substantial reception room with bi-folding doors opening onto the terrace, as well as a thoughtfully laid-out utility room.

Access to the second floor is achieved via a centrally located staircase which leads to a carpeted hallway that connects all four bedrooms. The principal bedroom features a dressing room with ample integrated storage, whilst the en-suite bathroom offers a touch of luxury with a walk-in shower and a bath, overlooking the surrounding pastureland.

Bedroom 2 comes with its own private shower room and a spacious walk-in wardrobe, with plenty of capacity for storage. Bedrooms 3 and 4 offer scenic views of the rolling countryside, with a communal bathroom conveniently located on the landing.

Additionally, a one-bedroom annex is discreetly connected to the Property via the northern wall of the utility room. The connection of the annex provides privacy for both dwellings whilst allowing access to the utility room for both properties. The ground-floor of the annex includes an open-plan kitchen and living area. A ground-floor bathroom and shower allow for fully self-contained living, whilst the staircase leads to a sunlit loft room with generous space and tranquil views of the surrounding countryside.



Highbrook House - Porch



Highbrook House - Living Room



Highbrook House - Dining Room



Highbrook House - Landing

Commercial Buildings

Following on from the main house, the gravelled driveway leads to a selection of five outbuildings which have been converted for a range of uses.

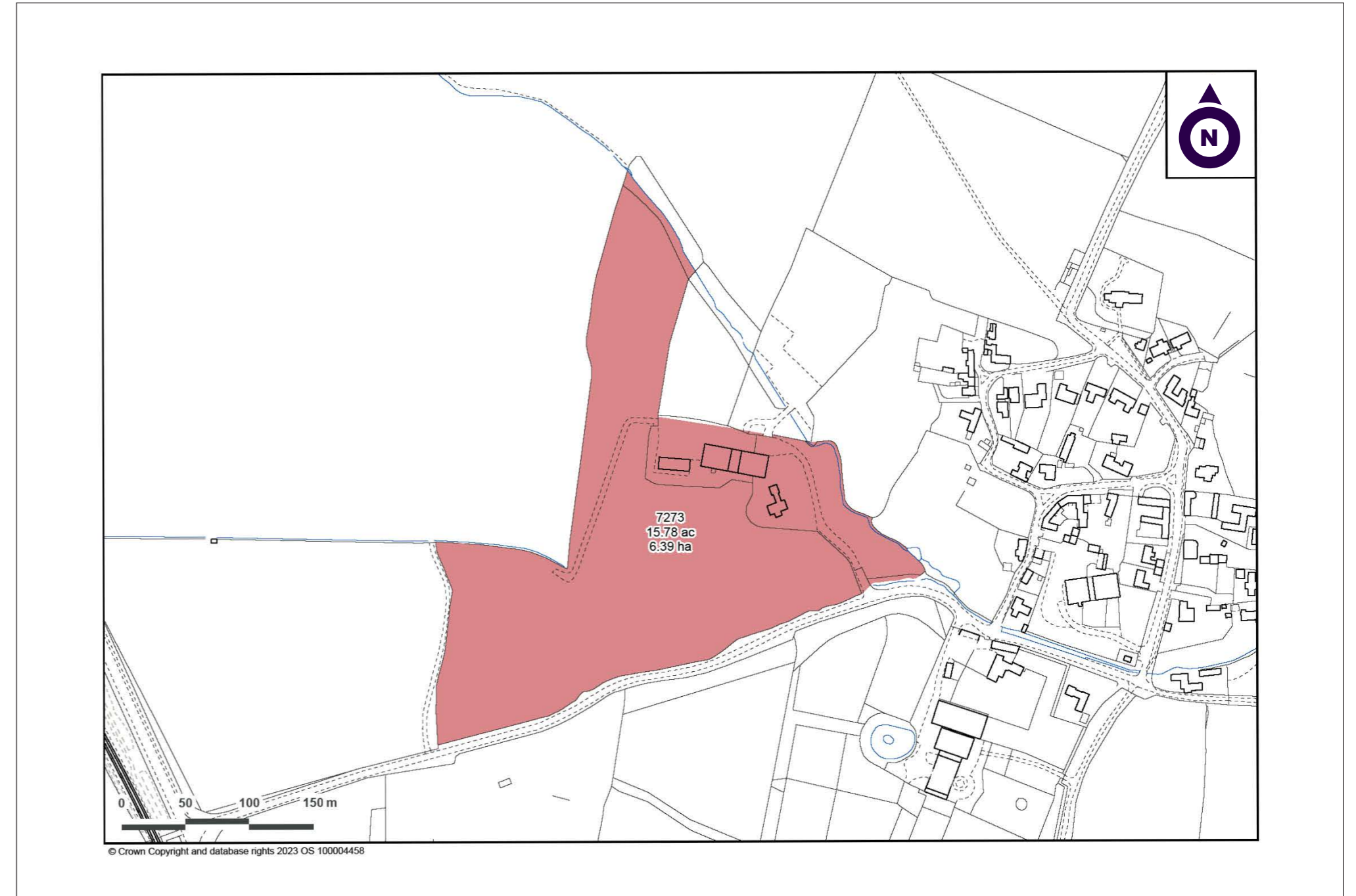
The most significant of these structures is Burley View, a spacious office, designed to encompass all essential workplace amenities. This includes a well-appointed cooking and refreshment area, workstations with accompanying office equipment, restroom facilities, storage space, and even a garage for added convenience.

The Property boasts several other substantial outbuildings including a

joinery, a converted grain store with a mezzanine floor and office, a workshop, and a lean-to. Presently falling under Use Class E, subject to achieving the relevant planning consents, these buildings hold the potential for a change in use.

The five commercial buildings at the Property extend to the following:

- Burley View
- Workshop (providing garage space for Highbrook House)
- Joinery
- Lean-To
- Grain Store



Floor Plans

Highbrook House

Total area:

Highbrook House: 3047 sq ft / 283.1 sq m

Annexe: 748 sq ft / 69.5 sq m

Total: 3795 sq ft / 352.5 sq m

Burley View and Outbuildings

Total area:

Burley View: 4101 sq ft / 380.9 sq m (includes garage)

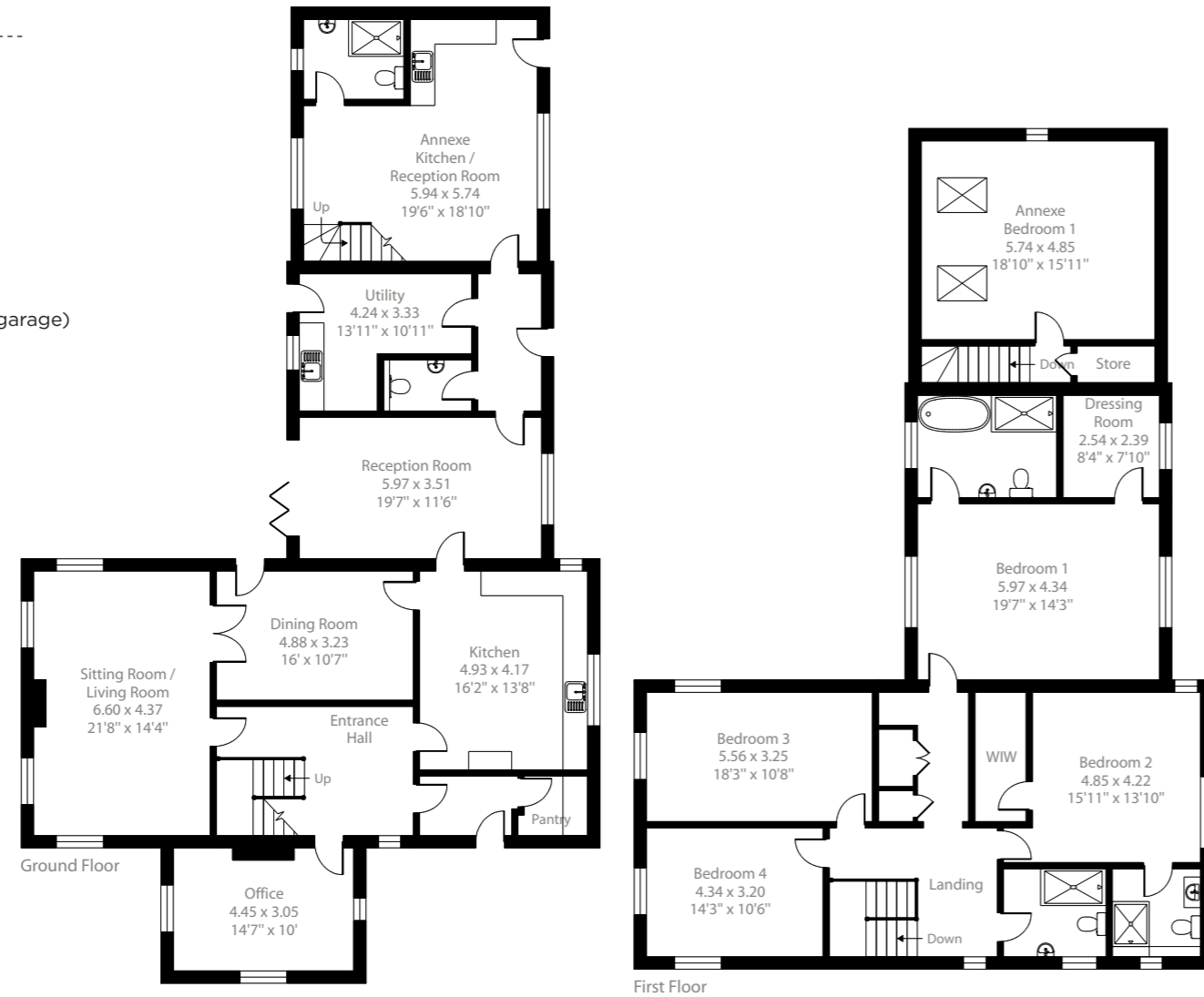
Garage/Workshop: 1722 sq ft / 160 sq m

Former Joinery: 2274 sq ft / 211.2 sq m

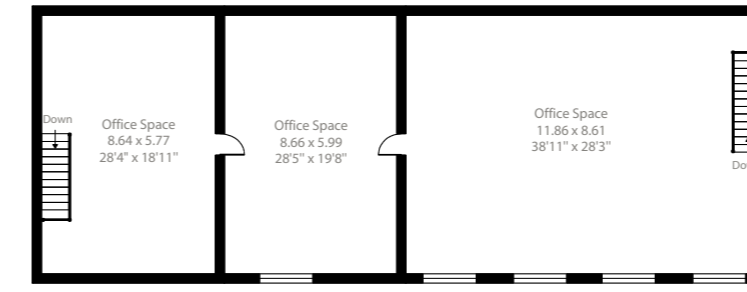
Lean-To: 1589 sq ft / 147.6 sq m

Former Grain Store: 3760 sq ft / 349.3 sq m

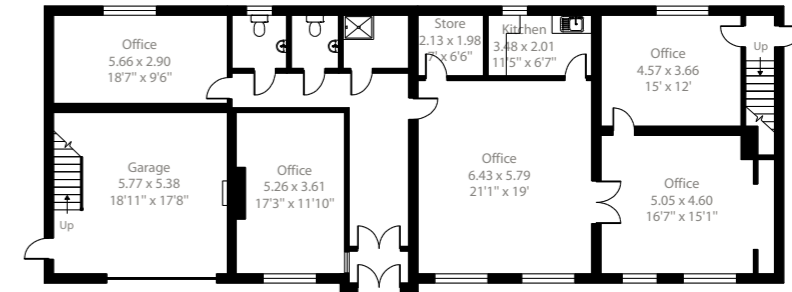
Total: 13476 sq ft / 1251.9 sq m



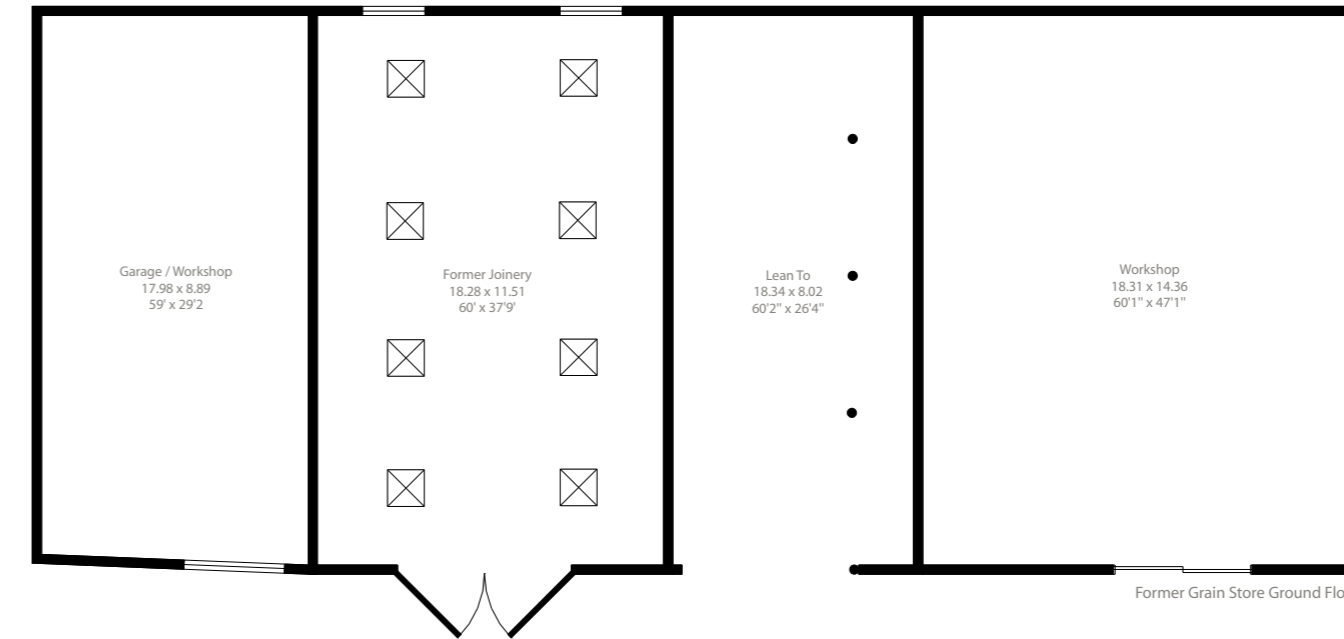
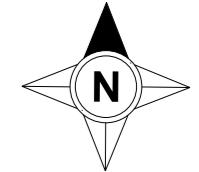
Highbrook House & Annexe



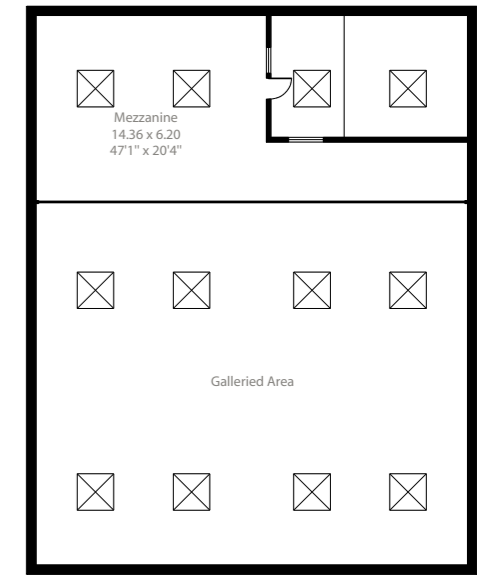
Burley View First Floor



Burley View Ground Floor

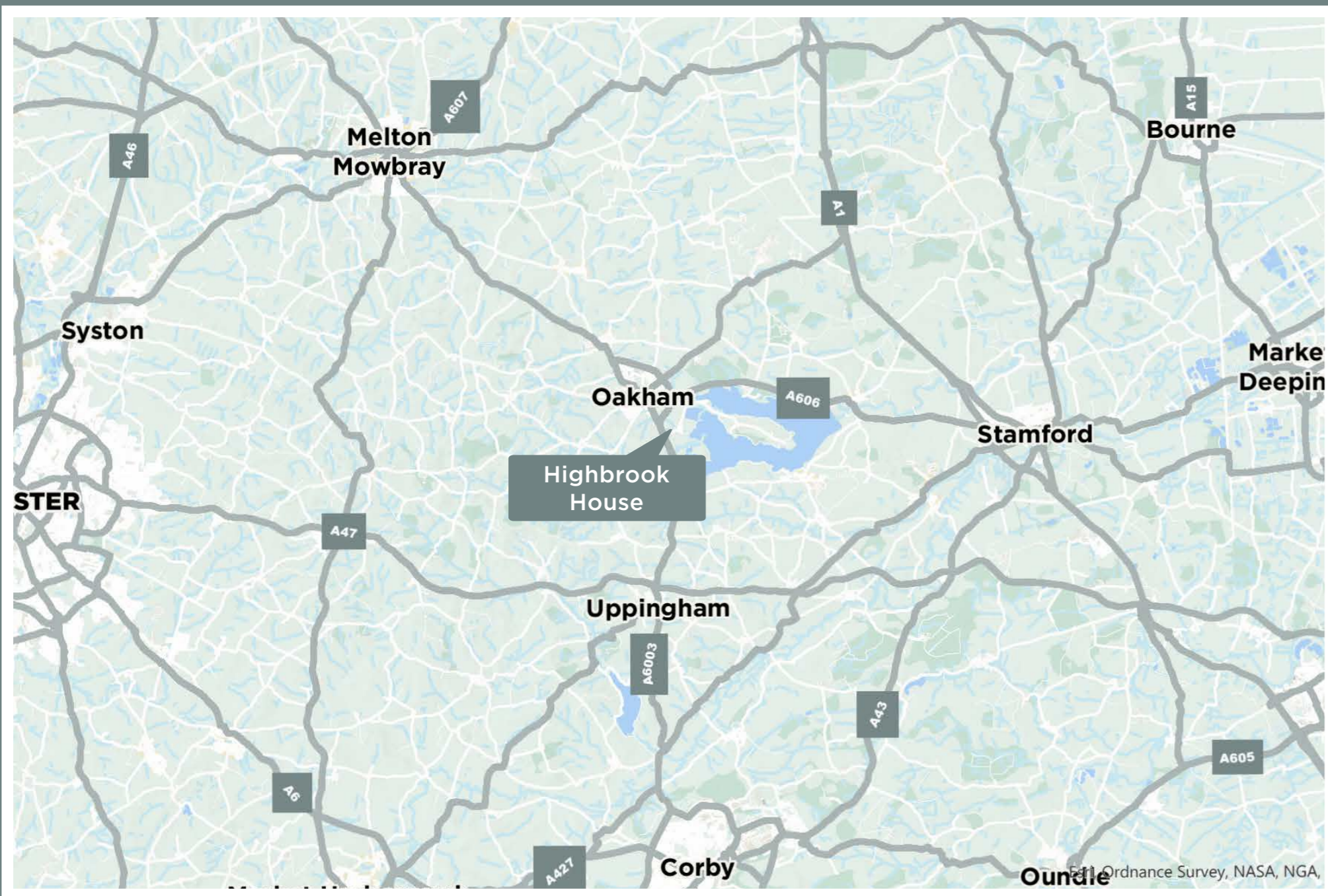


Outbuildings



Former Grain Store First Floor

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

Vacant Possession.

Planning

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to, and with the benefit of, all existing wayleaves easements, covenants, and rights of way, whether or not disclosed.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the land becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

To be included in the sale.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor takes responsibility.

EPC Ratings

Building	Rating
Highbrook House	D
Annexe	D
Burley View	C

Local Authority

Rutland County Council
 Catmose
 Oakham
 LE15 6HP
 01572 722 577

Viewings

Viewings to be by appointment only, and arranged through the selling Agents.

Directions

The Property is situated north of Hambleton Road, which connects Egleton to the A6003.



/// carpeted.palaces.emerald



Highbrook House - Rear Garden



Burley View



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