



Flore's House

High Street, Oakham



FLORE'S HOUSE
Roger Flore
SPREADER OF THE
HOUSE

Flore's House

High Street, Oakham

- Purchase a piece of history
- Dating back to medieval times
- Grade II* listed
- Private gated driveway and gardens
- Fully restored in 2016
- Two reception rooms, kitchen/breakfast room
- Four bedrooms, dressing room, three en-suite
- Purpose built outbuildings
- EPC Exempt / Council Tax D / Freehold

General Description

*Price guide of £800,000 to £850,000

Situated in the heart of the town centre nestled behind its own electric gates you will find Flore's House the oldest remaining domestic building in Oakham.

It was originally built by the Flore family, local wool merchants, the oldest part dating back to medieval times and was meticulously restored by a local builder Coppice Homes in 2016 and offers just under 3,000 square feet of accommodation.

Inside and out there is wealth of character and original features. Outside there is ample parking and attractive enclosed sunny gardens with purpose-built outbuildings which could be easily converted.

Inside the house and outside in the gardens it is remarkably peaceful for a property as central as this one, it is a truly desirable home.





Location

The historic market town of Oakham benefits from a full range of shops, eateries, local amenities and easy access to Rutland Water. There are excellent independent primary and secondary schools in the area of Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby and Kettering all of which have main trainline services to London commutable within an hour.

Agents Note

A rare opportunity to purchase a piece of history in the heart of the town. The property is Grade II* listed and within a conservation area.

Accommodation Summary

Ground Floor: Entrance hall, sitting room with a snug off, dining room, kitchen/breakfast room, utility room, cloakroom, boiler room.

First Floor: Four bedrooms, dressing room, en-suite, two further en-suites, storeroom/study.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01572 369292).

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP (Tel: 01572 722577). Council Tax Band D.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





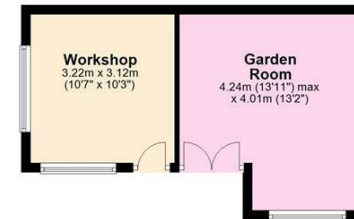
First Floor
Approx. 122.4 sq. metres (1317.5 sq. feet)



Ground Floor
Approx. 121.8 sq. metres (1310.7 sq. feet)



Outbuilding
Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 269.9 sq. metres (2905.6 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

