



Main Street, Pickwell  
Offers Over £830,000





An individual detached property which has undergone extensive renovation by the current vendors, boasting many desirable features, including its position within this peaceful rural village. Springfield House is positioned on a generous plot of c. 0.33 acres and is approached via two entrance points for vehicular access, with gravelled driveway providing ample parking for numerous vehicles.

The property is situated in the picturesque village of Pickwell, within easy reach to the market towns of Oakham and Melton Mowbray. Pickwell has a closely knit community, the village hall is excellent and is the hub of numerous events and group meets throughout the week, the residents even host a "Pop-up Pub", music festivals and quizzes during the high season. Pickwell is close to the larger neighbouring village of Somerby which provides a number of services including a village shop and post office, doctor's surgery, primary school, village hall and public house. There is a wide choice of independent and state schools locally, of particular note, Oakham and Uppingham Independent schools.

Upon entrance to Springfield House, natural light floods the welcoming entrance hallway and is a theme of continuance throughout the property. The living room offers an excellent open space for entertaining, working inglenook fireplace and bay window to the front. French doors lead externally to the rear garden and wonderful patio area, as well as providing a viewpoint of the paddock and countryside beyond, in continuum from this aspect of the property. A single double-glazed door leads into the garden room/conservatory which enjoys a wonderful panoramic aspect over the rear, benefitting from new windows and roofing, plus radiator heating - a perfect space to watch the seasons unfold.





A family room/snug features original beamwork and enjoys excellent views across paddocks to the rear, the vendors have added French doors and upgraded windows - a space in which the current vendors enjoy thoroughly.

The kitchen installed by the reputable John Smith Kitchens of Melton Mowbray to an exceptional standard throughout; a highly bespoke, hand built kitchen with new integrated appliances, pantry and radiators throughout. New Kardeane flooring also added by the current owners. Pantry offering excellent storage and houses new consumer unit.

Off of the kitchen leads to an extensive utility space providing great floorspace, new radiators, storage options and worktops, finished to a high standard. The utility houses the oil boiler, only replaced three years ago. Further ground floor accommodation comprises of a WC and study which could easily form a fifth bedroom or hobbies. Access from here can be gained integrally to the double garage.

Separate staircase leads to bedroom two and en-suite - an excellent double bedroom benefitting from new carpets and an en-suite bathroom added in by the current vendors. The en-suite is sizeable and offers walk in shower cubicle, semi-pedestal sink and WC, finished to an exacting standard by the local and highly regarded Pochins of Oakham.

First floor accommodation remains of a premium specification, all rooms benefitting from new carpets and flooring. Velux windows flood the gallery landing with natural light. There are a further three double bedrooms to the second floor, master benefitting from handmade built-in wardrobes, Pochins en-suite, and far-reaching views. Modern family bathroom with P-shaped bath, neutral tiling and units.







External specification is of an exemplary quality with patio laid to porcelain slabs in continuum around the perimeter of the property and to the log cabin space. This space benefits from socketing, lighting, electric heating as well as being extra insulated. There is a spring which runs alongside which was the original water supply to the village.

Tenure: Freehold  
 Oil Central Heating, Mains Water & Electric  
 EPC Rating: E  
 Council Tax Band: F

Pickwell is a picturesque rural village and is formed of a closely knit community of residents, offering an excellent village hall; the hub for many events and group meet ups during the week. The neighbouring village of Somerby is c. one mile away and offers a host of services, including a doctors surgery, award winning pub and primary school. The towns of Oakham and Melton Mowbray are equidistant and offer a range of cafes, shops, restaurants and schooling options.

Living Room: 5.97m x 5.52m (19'7" x 18'1")

Conservatory: 4.14m x 4.08m (13'7" x 13'5")

Family Room/Snug: 3.68m x 4.10m (12'1" x 13'5")

Kitchen/Breakfast Room: 4.46m x 4.45m (14'8" x 14'7")

Pantry: 1.29m x 1.87m (4'3" x 6'2")

Utility: 4.20m x 3.02m (13'9" x 9'11")

Hallway: 1.74m x 3.02m (5'8" x 9'11")

WC: 1.45m x 1.48m (4'9" x 4'10")

Study: 3.14m x 2.91m (10'4" x 9'6")

Double Garage: 5.82m x 6.41m (19'1" x 21')

Bedroom 1: 4.75m x 4.79m (15'7" x 15'9")

En-suite: 2.11m x 4.31m (6'11" x 14'2")

Bedroom 2: 6.55m x 4.48m (21'6" x 14'8")

En-suite: 2.47m x 2.21m (8'1" x 7'3")

Bedroom 3: 4.21m x 4.48m (13'10" x 14'8")

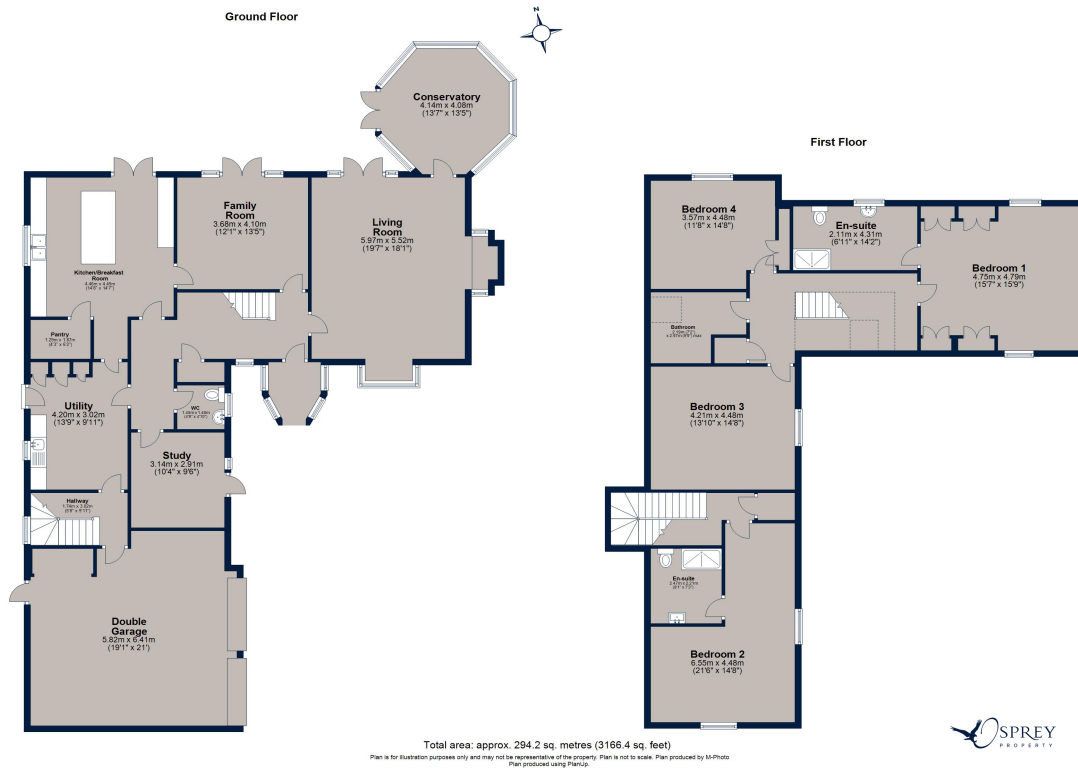
Bathroom: 2.19m (7'2") x 2.97m (9'9") max

Bedroom 4: 3.57m x 4.48m (11'8" x 14'8")





# Main Street, Pickwell



Total area: approx. 294.2 sq. metres (3166.4 sq. feet)  
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by McPhoto  
 Plan produced using Planitop



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Immaculately presented and renovated to the most executive standard is Springfield House, situated within the peaceful village of Pickwell. This property boasts many desirable features, including its location offering uninterrupted countryside views and position within this rural village.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements