



## Old School Close, North Luffenham

This delightful Grade II listed middle-terrace cottage offers well-maintained and characterful accommodation, blending historic charm with modern comforts



### FEATURES

- Grade II Listed Cottage
- Character Features Throughout
- Open Plan Kitchen Diner
- Two Generous Bedrooms
- Large Landing Being Ideal Study Space
- Village Location
- NO ONWARD CHAIN

The #1 Agent in the area bringing London & out of area buyers to your door.





## ACCOMMODATION

This delightful Grade II listed middle-terrace cottage offers well-maintained and characterful accommodation, blending historic charm with modern comforts. Situated in one of Rutland's most sought-after villages, the property also benefits from a single garage, a rare and valuable addition in such a picturesque setting.

Dating back to circa 1800, the cottage is constructed from beautiful coursed rubble stone beneath a traditional Welsh slate roof, showcasing the character and craftsmanship of its era. Despite its heritage, the home is well-equipped for modern living, featuring a gas-fired central heating system and double glazing.

The accommodation is arranged over two floors. On the ground floor, there is a welcoming sitting room and a spacious kitchen/diner, ideal for entertaining or cosy family meals. Upstairs, the first floor offers two well-proportioned double bedrooms and a bathroom, completing this charming home.

To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moore's Property Hub 01572 757979 | Moore's 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](mailto:office@mooresestateagents.com)





## EXTERNAL

This character-filled property presents an excellent opportunity for those looking to enjoy village life in a home that seamlessly blends period features with modern convenience.

North Luffenham is centrally located between Oakham, Stamford & Uppingham town centres, all with further amenities and great transport links. The village itself has a popular pub and well regarded primary school.

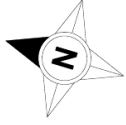


To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

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](mailto:office@mooresestateagents.com)

## Old School Close, North Luffenham, Oakham, LE15

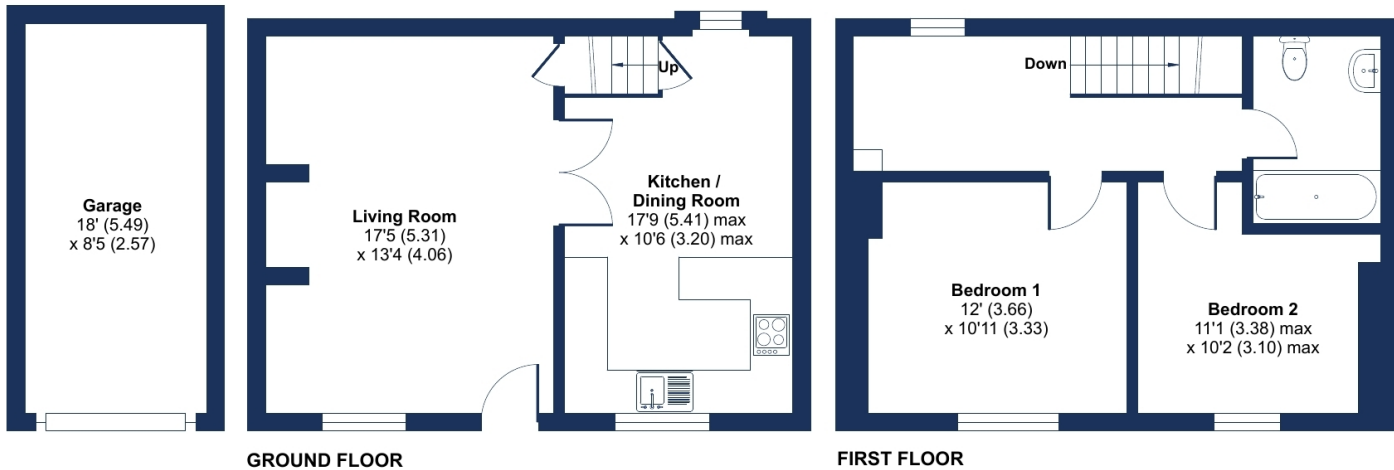


Approximate Area = 849 sq ft / 78.8 sq m

Garage = 151 sq ft / 14 sq m

Total = 1000 sq ft / 93 sq m

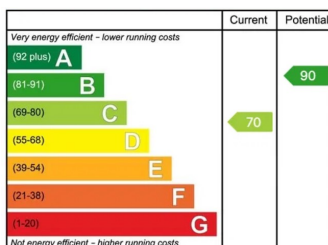
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Moores Estate Agents. REF: 1238428



### EPC RATING



### To book a viewing call our area experts:

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	

### Follow us for Property Updates



@mooresestateagents



@mooresepropertyhub

For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

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.