



Applegate House, Whitwell

Applegate House is an individually built stone home situated in a sought-after Rutland Water village in sight of the sailing club and the water. NO CHAIN!



FEATURES

- Detached Individual Home
- Five Bedrooms
- Three Reception Rooms
- Enclosed Rear Garden
- Off Road Parking & Double Garage
- Views Of Rutland Water
- NO ONWARD CHAIN



ACCOMMODATION

The property itself offers accommodation comprising an entrance porch into a large reception hall/dining room, cloakroom, study, bay-fronted sitting room with feature fireplace and a spacious breakfast kitchen with AGA and separate utility room.

The first floor offers a master suite with feature vaulted ceiling, Juliet balcony taking in the views and a rolltop bath within the room, dressing room and separate ensuite shower room, three further bedrooms and shower room.

To book a viewing call our area experts

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EXTERNAL

Externally, the property offers a large driveway providing parking for multiple vehicles and a detached double garage currently used as workshop but could convert to a self-contained annexe/home office STPP. The South-facing gardens are mainly laid to lawn, enjoying views over open paddock land to the side.



A rare opportunity to purchase a home within a stones' throw of Rutland Water and equal distance to the popular market towns of Oakham and Stamford.

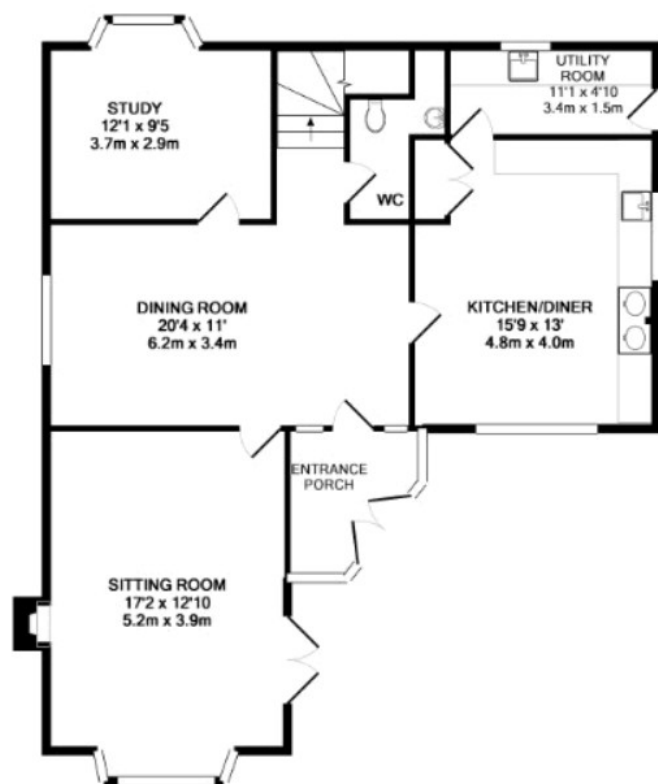
Whitwell itself offers a public house, with the neighbouring village of Empingham also offering a public house, village shop, doctors surgery and primary school. Oakham and Stamford both offer a variety of facilities, as well as a number of excellent schools, including the independent Stamford Endowed Schools and Oakham School. The area is well connected by road, with the A1 less than four miles away, while mainline rail services to London can be found at Peterborough station.



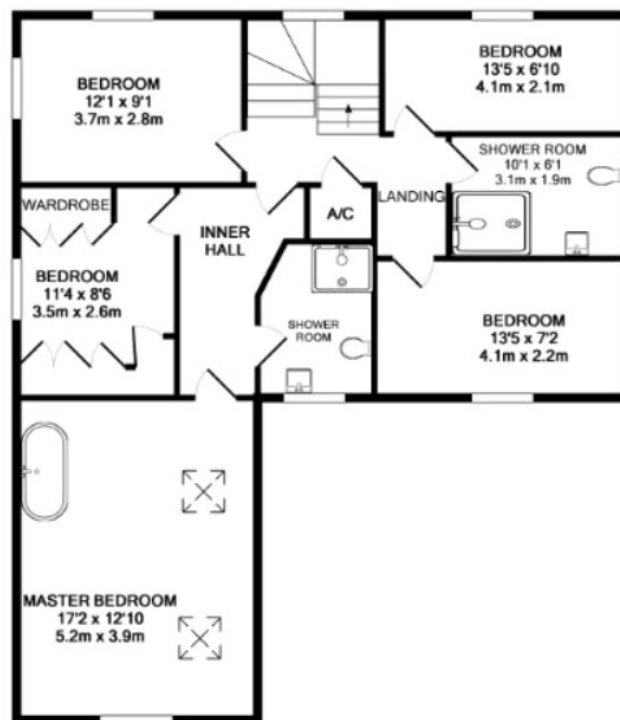
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GROUND FLOOR
APPROX. FLOOR
AREA 950 SQ.FT.
(88.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 881 SQ.FT.
(81.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1831 SQ.FT. (170.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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