



Main Street, Greetham

A rare and fantastic opportunity to purchase a period property, formally an old inn, spanning over 3700sq ft in the heart of Greetham, Rutland.



FEATURES

- Historic Charm and Elegant Period Features
- Scope for Customisation
- Five Double Bedrooms
- Versatile Living Areas
- Charming Outdoor Space
- Prime Village Location
- Excellent Transport Links

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ACCOMMODATION

The current owners have part renovated the house to a fantastic standard while leaving scope for a purchaser to finalise the conversion to their desired specification.

Standing proudly behind a stone wall, the property is set back from the road with off road parking and a lawned garden to the front.

To the far side of the property is a spacious kitchen with cabinets attractively set on exposed stone walls and a log burner to the centre of the room. Situated off the kitchen is the sitting room which would lend itself to becoming the new owners dining room. The original tile flooring runs under foot and the room is centred by a fantastic mullein stone fireplace and yet again, another wood burning stove.

Following through the property, you arrive in a drawing room. The room boasts panelled walls as well as the original beams overhead and tiles underfoot. A fantastic open fireplace offers a real sense of grandeur and occasion to the room.

Yet another reception room can be found beyond the drawing room as well as a utility room, downstairs W/C, and handy storage room.

To the front of the property is a spacious study with external access and dual aspect. Alongside the study and with its own independent access from the hallway is the gym.

To book a viewing call our area experts

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EXTERNAL

The first floor boasts two double bedrooms, one with en-suite, a spacious master bedroom with en-suite, a further snug/office area and family bathroom.

The second floor is home to two further double bedrooms as well as a further en-suite.

The village offers good amenities including two popular pubs, village store with post office, active community centre and church.

The village is particularly recognized for its convenient access to the A1, giving easy access to both Grantham and Peterborough which each offer mainline trains to London Kings Cross in approximately one hour.

The popular market towns of Oakham and Stamford are both close by, offering further amenities and some of the most prestigious schooling in the area.



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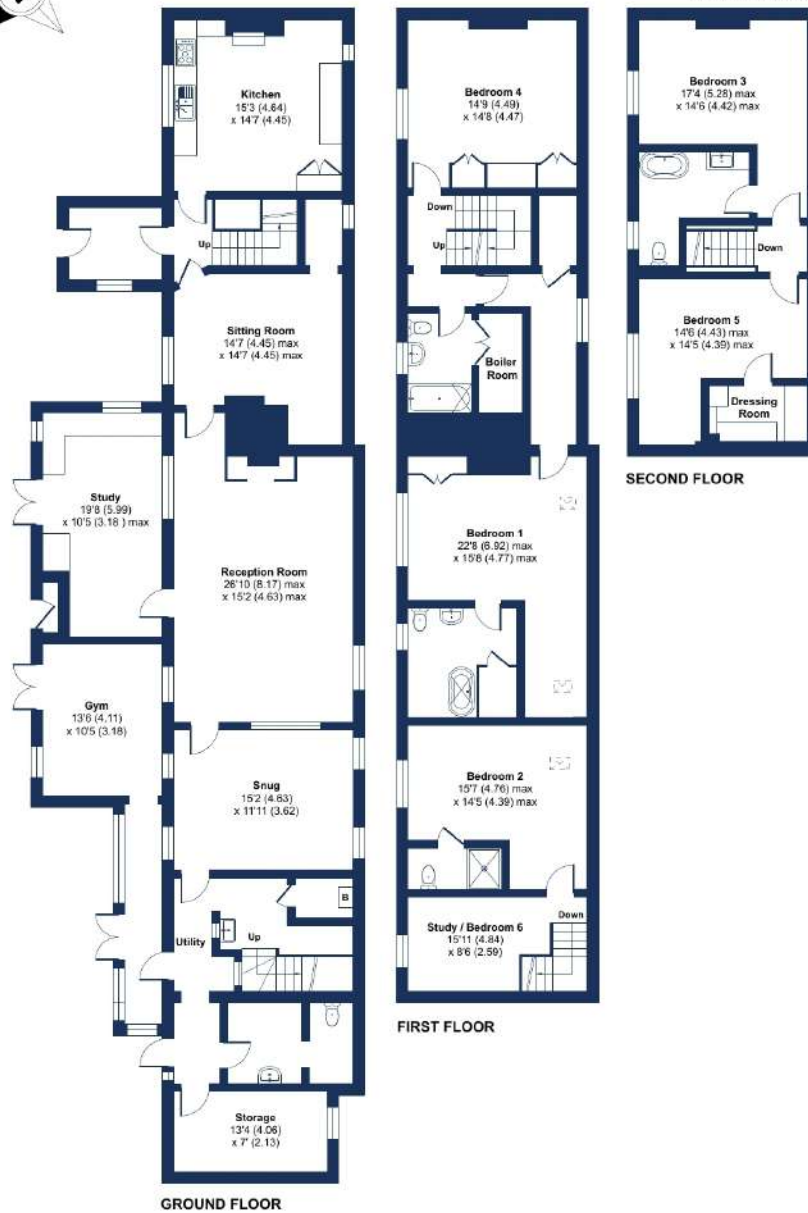
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Main Street, Greetham, Oakham, LE15

Approximate Area = 3772 sq ft / 350.4 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). © nichcom 2025. Produced for Moores Estate Agents. REF: 1248349



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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