

Tobago Lodge, Station Road

Ketton, Rutland

Historic country home that offers a unique opportunity to own a piece of English heritage. Spacious living areas, potential for modernisation, nestled in a charming village near Stamford. Ideal for family living and entertaining.

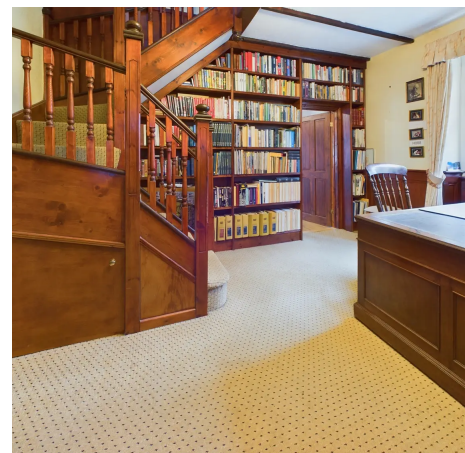
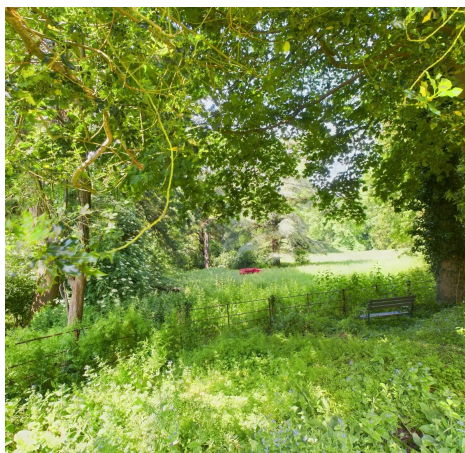
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Not listed
- Six double bedrooms
- Bathrooms feature freestanding roll top baths
- Huge principal suite with dressing area and luxurious en-suite
- Opportunity to rent a further 2* acres for a nominal fee per annum
- Far reaching views over Conservation Area
- Beautiful living and dining hall with open fire and raised ceiling
- Country kitchen with Rangemaster



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Tobago Lodge is a distinguished property located in Ketton, near Stamford. Built in 1857 as The Midland Hotel, this historic home has been lovingly transformed into a family residence while retaining its original warmth and character. The house spans three floors and features six spacious double bedrooms, including a principal suite with a dressing area, built-in wardrobes, and an en-suite bathroom with a luxurious freestanding roll-top bath.

The heart of the home is the expansive living and dining hall, adorned with historic open fires and stone walls, creating a welcoming ambience for family gatherings. The kitchen diner, equipped with a Rangemaster, farmhouse units, and a central island, is an ideal space for meals and conversations. The property also includes a charming library-cum-study, a snooker room, and various utility spaces.

Outside, the garden reflects the property's heritage, with original stone walls and steps leading to a raised dining and entertainment area, providing a picturesque setting for outdoor enjoyment. Additional features include two garages and extensive parking, offering convenience and security.

Tobago Lodge offers ample potential for modernization and personalization. Its non-listed status allows for endless possibilities to transform this historic gem into a modern masterpiece while respecting its historical essence. Located close to Stamford's amenities and the grandeur of Burghley House, Tobago Lodge epitomizes English country living and is ready for its next custodians to continue its storied history.

Discover the enchanting possibilities at Tobago Lodge – a place where history, charm, and potential converge to create an exceptional living experience. Book a viewing today and be captivated by the legacy awaiting you at Tobago Lodge.



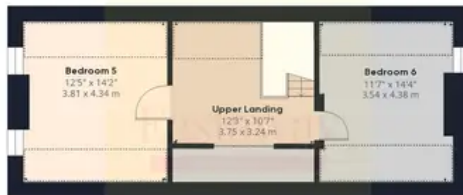
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3951.54 ft²


367.11 m²

Reduced headroom

185.39 ft²

17.22 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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