



## Lambley Lodge

Belton In Rutland, Oakham, LE15 9JY

**Price Guide £1,125,000**

Richardson

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Positioned in open undulating countryside is this substantial, period home which has a stunning isolated location with extensive gardens and paddock land extending to approximately 5.5 acres in all with a range of outbuildings including triple garaging. The property is located approximately 1 km (0.6 mile) to the north of Belton, and is accessed via an adopted single track road leading onto a private tarmac driveway that has recently been resurfaced. The original period home is built of ironstone under a slate roof, this was subsequently enlarged some 40 years ago, with a 2 storey brick extension to the rear and a single storey wrap around extension to the side. The property retains character and period features including beams, open dressed stone walls and fireplaces. Although some modernisation is required, the property has recently undergone the refitting of 2 wet rooms, the installation of a new septic tank and replacement LPG gas boilers and tanks. The accommodation comprises, reception porch, impressive reception hall with inglenook fire place, family room with open fire, inner hallway, wet room, boot/boiler room, Kitchen breakfast room with access to cellar, dining room, further L shaped sitting room and snug/study. To the first floor there are 4 bedrooms, eave storage access, 2 bathrooms and a wet room. To the second floor there are 2 further bedrooms and access to loft space. The property is approached by a private driveway of approximately 250 metres passing through an opening in the rendered walling. Electric provision has been installed for gates. The opening opens into a courtyard area with a detached barn/former stabling to the left and the triple garage with an attached barn to the right. The grounds extend to approximately 5.5 acres in all with the gardens gently sloping down to the paddock land, giving lovely views over open countryside.





Porch

Reception hall  
19'3" x 15'7" (5.88m x 4.75m)

Family room  
15'7" x 15'1" (4.75m x 4.62m)

Inner hallway

Wet room

Boot/bolier room  
7'9" x 6'7" (2.37m x 2.02m)

Kitchen breakfast  
21'6" x 13'2" (6.56m x 4.03m)



Dining room  
15'7" x 12'1" (4.75m x 3.69m)

Sitting room  
27'9" max x 26'11" max (8.46m max x 8.21m max)

Snug/study  
12'8" x 12'8" (3.88m x 3.87m)

First floor landing

Bedroom  
17'2" x 15'7" (5.25m x 4.75m)

Bedroom  
22'5" x 13'10" (6.85m x 4.23m)

Bedroom  
15'7" x 15'1" (4.75m x 4.62m)

Bedroom  
15'7" x 12'4" (4.75m x 3.78m)

Wet room  
9'10" x 7'10" (3m x 2.4m)

Bathroom  
10'2" x 8'2" (3.1m x 2.5m)

Bathroom  
10'2" x 8'0" (3.1m x 2.44m)



Second floor  
With angled ceilings

Bedroom  
12'4" x 10'5" (3.78m x 3.19m )

Bedroom  
16'5" x 10'5" (5.01m x 3.19m )

Stable/barn  
19'6" x 11'5" (5.95m x 3.5m )

Double garage  
19'10" x 15'2" (6.07m x 4.63m)

Single garage  
15'2" x 10'10" (4.63m x 3.32m)

Adjoining barn  
25'0" x 15'2" (7.63m x 4.63m )



Gardens and grounds  
Courtyard area with the garaging and outbuildings. The gardens to the front, side and rear are laid to lawn and there is also a former tennis court. The gardens slope gently down to the paddock land with mature hedging and trees. In all extending to approximately 5.5 acres.

Council Tax  
Rutland District Council Tax band H

Services  
Mains Electric and water. Sewerage is to a modern compact sewage treatment plant. Heating is by modern twin LPG gas boilers.

Communications  
According to Ofcom mobile coverage is available by: O2, EE, Vodafone and Three  
Broadband coverage is Standard according to Ofcom

What3Words  
The location of the property can be found by using the What3 Words App using: backwood.hometown.jammy

Viewing  
Only by appointment with Richardson 01780 762433 post@richardsonsurveyors.co.uk







Floor Plan

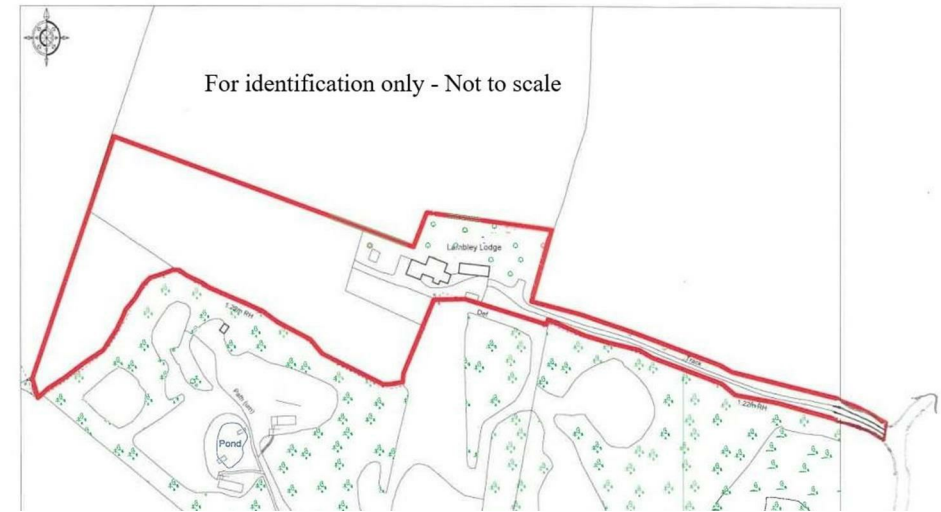


TOTAL FLOOR AREA : 5326 sq.ft. (494.8 sq.m.) approx.

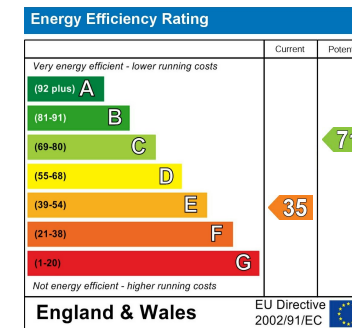
## Area Map



## Site Plan



## Energy Efficiency Graph



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