



1 The Bede Houses, Stapleford Road, Stapleford, Leicestershire, LE14 2SF
£535,000



Chartered Surveyors & Estate Agents

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DESCRIPTION

A stunning Grade II listed thatched cottage situated adjacent to the internationally renowned Stapleford Park Country House Hotel and enjoying delightful views over picturesque parkland.

The property is believed to date from the early 1700s and originally formed a part of a row of eight cottages which were converted into four in 1992, number 1 being the larger of the four. Completely renovated and refurbished throughout to an exacting standard, the property was rethatched in 2018, incorporating the latest fire protection measures and offers beautifully and stylishly appointed character accommodation with high quality, contemporary fixtures. The accommodation features beamed ceilings, oak doors and refitted kitchen, WC, shower room and bathroom, all with under-floor heating.

Sitting on a large plot with open countryside to front and rear and flanked by mature woodland, the accommodation can be summarised as follows:

GROUND FLOOR: Entrance Lobby Area, Cloakroom/WC, open-plan Living Room and Dining Room, Breakfast Kitchen; FIRST FLOOR: three double Bedrooms, one of them with en-suite Shower Room, Family Bathroom.

The Bede Houses are set in large extended grounds with plentiful parking for residents' use, in addition to having its own private garden to front and patio garden to rear.

THE BEDE HOUSE

Prior to 1834, each parish was responsible for its own poor, which worked well when times were good but became very bad in worse times. In some cases, therefore, some parishes would commit to build a shared almshouse and the Lord of the local Manor would try to find work for the able-bodied poor.

A bede house was a type of almshouse run to a strict set of rules and normally by Church ("bede" is Old English or Saxon for "priest"). Each bedesman or woman was given a daily allowance for clothing and fuel and for this they lived by a timetable or prayer and manual work. Very few actual records exist from these times.

ACCOMMODATION

GROUND FLOOR

Original doorway leading to the open-plan ground-floor accommodation comprising:

Entrance Lobby Area

Tiled floor, beamed ceiling.

Cloakroom/WC

Stylishly refurbished in a contemporary style to feature low-level WC, rectangular hand basin with mixer tap and tiled splashback, heated towel rail, recessed ceiling spotlights, extractor fan and large under-stairs cupboard.

Living Room & Dining Room comprising:

Living Room Area 6.17m x 5.00m (20'3" x 16'5")

Fireplace with recess housing living-flame coal-effect stove, three column radiators, beamed ceiling (in contemporary colours), good quality oak flooring, wall-light points, two windows to front and one window to side.

Dining Area 3.30m x 4.17m (10'10" x 13'8")

Full-height ceiling with large roof light, column radiator, good quality oak flooring, French doors opening to gardens and providing views over parkland to the rear.

Breakfast Kitchen 6.15m + units x 2.84m (20'2" + units x 9'4")

Beautifully remodelled with excellent range of contemporary units incorporating extensive quartz work surfaces with matching upstand and New York-style tiled splashbacks, inset sink with adjoining integral drainer, ample high-gloss soft-close base cupboards and deep pan drawers with LED plinth lighting, matching wall cupboards and cabinets with ambient lighting beneath. Integrated appliances comprise CDA range-style electric cooker with granite splashback and designer extractor above, eye-level microwave oven with SIEMENS warming drawer beneath, dishwasher and washing machine. There is space for American-style fridge-freezer.

Column radiator, feature tiled floor with under-floor heating, recessed ceiling spotlights, dual-aspect windows to rear, French doors leading to paved terrace.

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FIRST FLOOR

Landing

Recessed ceiling spotlights, glass balcony overlooking Dining Area.

Bedroom One 4.45m x 3.40m + door recess (14'7" x 11'2" + door recess)

Attractive bedroom with built-in alcove wardrobe, column radiator, partially vaulted ceiling with recessed spotlights, loft access hatch, window to side overlooking adjacent woodland.

Bedroom Two 2.90m x 4.34m + door recess (9'6" x 14'3" + door recess)

Charming bedroom with column radiator, vaulted ceiling with recessed spotlights, roof light overlooking woodland, window to rear enjoying panoramic views over picturesque parkland.

En-suite Shower Room 2.49m x 1.45m (8'2" x 4'9")

Tastefully refitted in a contemporary style and featuring low-level WC, rectangular hand basin with cupboard beneath and walk-in shower enclosure. Mosaic-style tiled splashbacks, tiled floor with under-floor heating, partially vaulted ceiling with recessed spotlights, roof light to side overlooking woodland.

Bedroom Three 4.14m max x 2.72m max (13'7" max x 8'11" max)

'L'-shaped bedroom featuring fitted double wardrobe with sliding mirror doors, column radiator, partially vaulted ceiling with recessed spotlights, loft hatch

and window to front with views over large garden and unspoilt farmland beyond .

Family Bathroom 2.29m x 1.68m (7'6" x 5'6")

Stylishly reappointed with contemporary white suite comprising low-level WC, oval hand basin set on a vanity top with wall-mounted mixer tap above and slipper bath with central mixer tap and hand-held shower attachment. Fully tiled walls, attractive tiled floor with under-floor heating, shaver point, recessed ceiling spotlights, extractor fan.

OUTSIDE

Private Gardens

The property's private front garden is mainly laid to lawn with a mature hawthorn tree and is bounded by wall to one side and yew hedge to the other. There are also a number of shrubs and fruit trees, summerhouse and a private pedestrian access to the side of the property, which leads to rear garden.

To the rear of the property there is a courtyard-style rear garden with traditional borders set between a blue brick patio, a selection of small trees and shrubs. The garden enjoys stunning views over open countryside and grants immediate access to beautiful country walks.

LOCATION

The surrounding area offers a wide range of facilities including Rutland Water, equestrian opportunities and a good selection of highly regarded independent and

state schools. The area is also well serviced with local amenities found nearby in Oakham (10 minutes away), Stamford, Melton Mowbray (5 minutes away) and Grantham. Nottingham, Leicester and Peterborough are no more than 45 minutes of driving, 10 minutes to A1, 25 minutes to M1.

Stapleford Park is within a few minutes' walk and is a secluded luxury 5-star retreat boasting a spa and superb leisure facilities. That aside, Stapleford Park is set in magnificent parkland and also offers excellent country pursuits along with high quality restaurants and bars.

DIRECTIONS

Leave Oakham on the A606 towards Melton Mowbray, enter Barleythorpe, turn left on to Melton Road A606 entering Langham. Turn right signposted Whissendine and Stapleford, turn left on to Whissendine Road, then take next turn right. Cross a hump back bridge while approaching Stapleford Park - the property can be seen almost immediately on the left-hand side. There is a large gated car park and gardens at the end of the cottages.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

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According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard speed
Mobile signal availability:
Indoor: EE, O2 and Vodafone - voice and data limited;
Three - none
Outdoor: EE, O2, Vodafone and Three - voice and data likely
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX BAND

Previous Council Tax Band D.
Melton Mowbray District Council - telephone 01664 502502

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of

each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

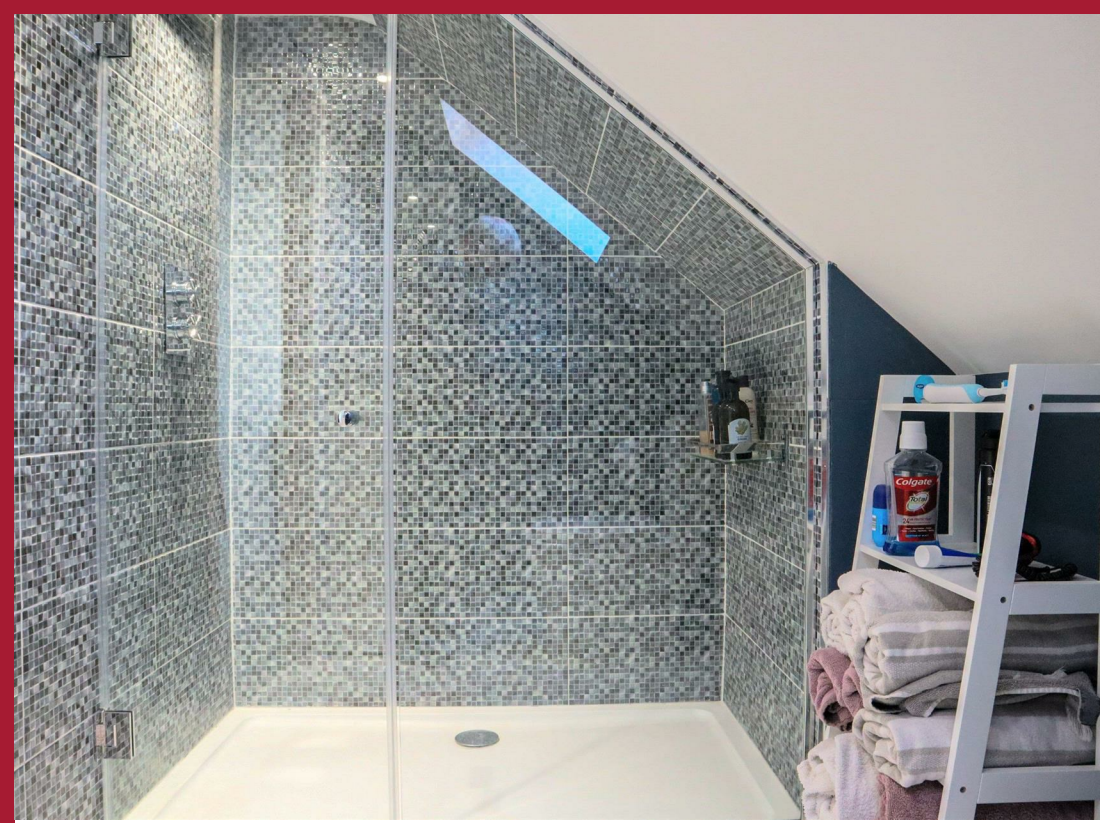
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







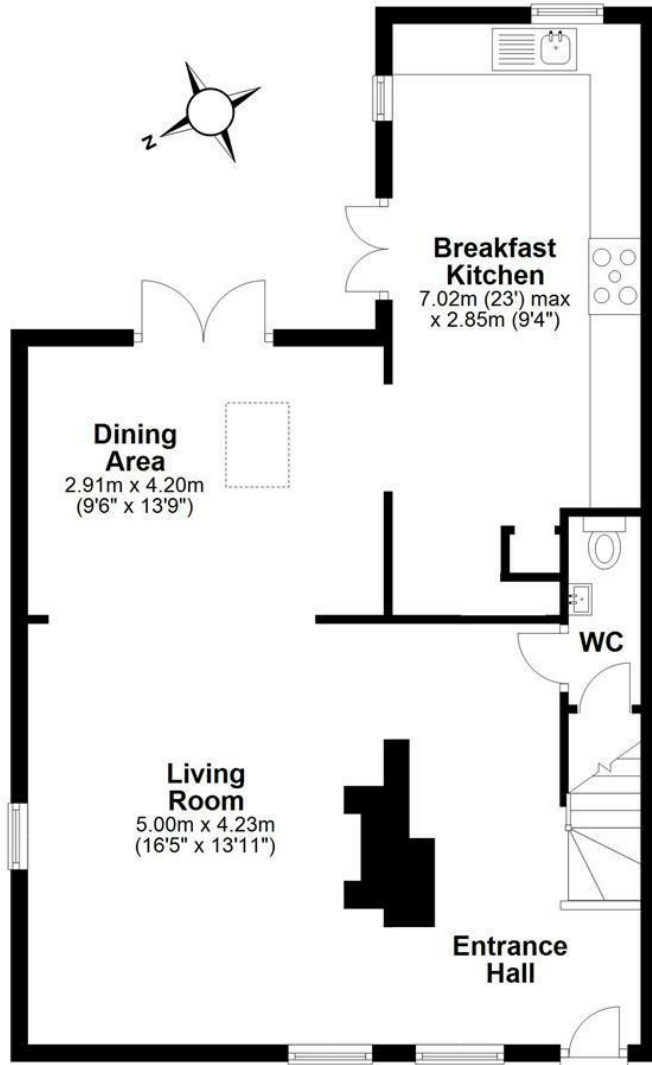






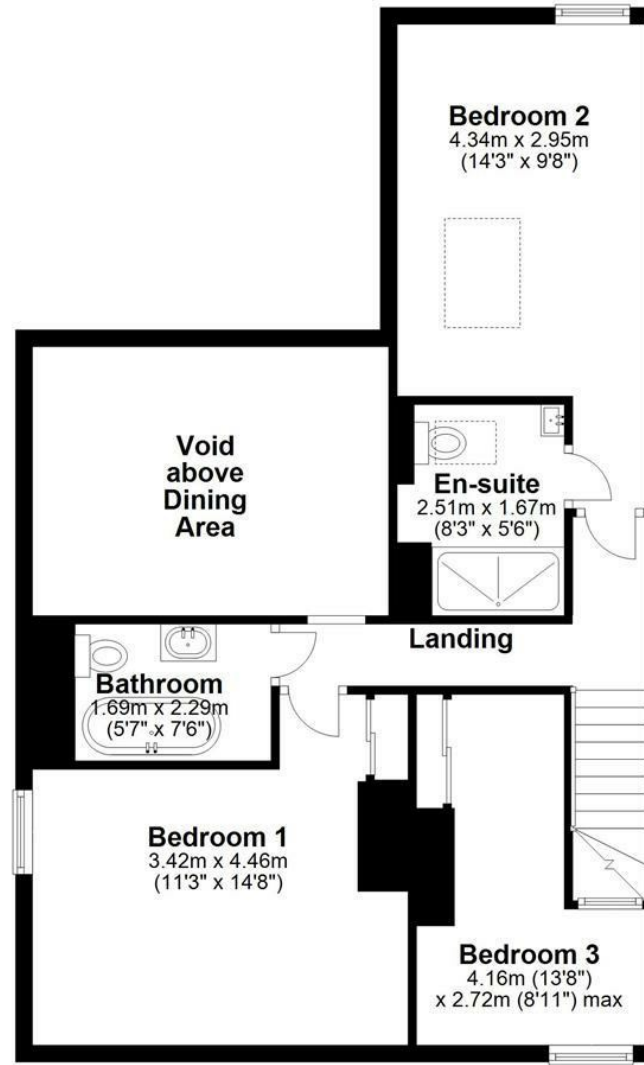
Ground Floor

Approx. 70.9 sq. metres (763.4 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 129.7 sq. metres (1395.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC

