



**Ringwood, 6 Church Street, Belton In Rutland, Rutland, LE15 9JU**  
**Offers In The Region Of £475,000**

**MURRAY**

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

**Ringwood, 6 Church Street, Belton In Rutland, Rutland, LE15 9JU**

**Tenure: Freehold**

**Council Tax Band: G (Rutland County Council)**



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A rare opportunity has arisen to acquire a substantial, period property with 5 Reception Rooms, 4/5 spacious Double Bedrooms and 2 Bath/Shower Rooms requiring refurbishment and occupying a large plot in a desirable conservation village.

The property is available with NO CHAIN.



Ringwood is a substantial village property offering accommodation which extends to over 3,000 sq ft, incorporates character features including exposed beams and stonework and provides immense potential to create an excellent family home in a sought after, picturesque location.

The property is an ideal renovation project, with the size of the plot and the fact that it has separate access from Back Lane also providing potential to divide the property into two dwellings, subject to necessary planning consents.

The current accommodation is characterised by a great degree of flexibility, is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Snug, Kitchen, Dining Room, Garden Room, Family Room, Sitting Room, Utility Room; FIRST FLOOR: 4 large Double Bedrooms, Shower Room, Office, Annex with Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Hall 1.19m x 1.88m (3'11" x 6'2")**

Part glazed front door, stairs leading to first floor, internal doors to Snug, Kitchen and WC, external door to rear garden.

#### **WC**

Fitted WC and wash hand basin, window to rear elevation.

#### **Snug 3.71m x 3.99m (12'2" x 13'1")**

Radiator, exposed stonework to feature chimney breast, exposed ceiling beams, wall light points, dual aspect windows to front and rear elevations, access to Lounge.

#### **Lounge 3.90m x 4.51m (12'9" x 14'9")**

Radiator, exposed ceiling beams, Inglenook style fireplace, wall lights points, dual aspect windows to front and rear elevations.

#### **Kitchen 4.35m x 4.46m (14'3" x 14'7")**

Range of fitted floor and wall mounted units, inset single drainer stainless steel sink, built-in eye level electric oven, inset electric hob with extractor above, freestanding oil fired boiler.

Radiator, window to front elevation, door to Dining Room.

#### **Dining Room 4.05m x 5.29m (13'3" x 17'4")**

Wall light points, sliding doors to Garden Room, door to Family Room.

#### **Garden Room 2.41m x 3.68m (7'11" x 12'1")**

Picture windows and sliding doors to rear garden.

#### **Family Room 4.47m x 5.02m (14'7" x 16'5")**

Exposed stonework to feature chimney breast, built-in double storage cupboard, stairs leading to first floor

Annex, understairs cupboard, door to Sitting Room, window to rear elevation.

#### **Sitting Room 4.70m x 6.83m (15'5" x 22'5")**

Door to Utility Room, window to rear elevation.

#### **Utility Room 3.67m x 4.69m (12'0" x 15'4")**

Range of floor and wall mounted units, inset single drainer stainless steel sink, undercounter appliance space, space for slot in cooker with extractor above.

Internal door to Double Garage/Workshop, window to rear elevation.

## FIRST FLOOR

### **Landing 0.99m x 7.58m (3'2" x 24'10")**

#### **Bedroom One 3.76m x 4.52m (12'4" x 14'10")**

Built-in wardrobes to one wall, dual aspect windows to front and rear elevations.

#### **Bedroom Two 3.05m x 3.45m (10'0" x 11'4")**

Built-in wardrobes to one wall, window to rear elevation.

#### **Shower Room 2.57m x 3.23m (8'5" x 10'7")**

Equipped with concealed cistern WC, unit with inset hand basin, adjoining vanity top and storage beneath and accessible shower area.

Radiator, tiled splashbacks, window to rear elevation.

## Office 2.87m x 4.01m (9'5" x 13'2")

Radiator, area housing shower cubicle with electric shower and tiled surround, loft access hatch, window to front elevation, door to Bedroom Three.

## Bedroom Three 3.25m x 6.07m (10'8" x 19'11")

Radiator, window to rear elevation, door to Bedroom Four.

## Bedroom Four 3.30m x 4.75m (10'10" x 15'7")

Radiator, window to rear elevation, door to Annex.

## Annex 2.84m x 2.87m (9'4" x 9'5")

Radiator, door to Bathroom.

## Bathroom

Three piece white suite comprising low level WC, pedestal hand basin and panelled bath.

Part tiled walls, Velux window.

## OUTSIDE

## Double Garage/Workshop 4.70m x 6.38m (15'5" x 20'11")

## Gardens

The property occupies a large, established and privately screened plot with the main section of gardens laid to lawn with borders stocked with a variety of trees, shrubs and plants. There is a further, lowered section of garden which is also currently lawned.

## SERVICES

Mains electricity

Mains water supply

Mains sewerage

Heating: boiler and radiators, oil

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast

Mobile signal availability:

EE - variable in-home, good outdoor

O2 - good (outdoor only)

Three - variable (outdoor only)

Vodafone - good (outdoor only).

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.

## BELTON-IN-RUTLAND

The charming village of Belton in Rutland lies about 4 miles to the west of Uppingham and is set in an area of delightful open farmland with rolling hills.

It is a popular commuter centre close to the A47 trunk road and is within a 30 min drive of Oakham, Stamford and Market Harborough.

In the village there is a public house and church which both act as a hub for the many social, sporting and leisure activities organised in this welcoming

village. All main shopping facilities are available in the nearby towns of Oakham and Uppingham.

The village also has an excellent bus service which runs a two hourly service between Leicester and Uppingham with services connecting to Peterborough, Oakham, Stamford and surrounding district.

There is a pre-school in the village and also a bus service which collects children for the local authority schools and returns them in the evening. In addition there are public schools in Oakham, Uppingham and Stamford.

Leisure facilities in the area are good with many beautiful cycling, horse riding and walking routes directly from the village.

Rutland Water is only a few miles away and one can enjoy birdwatching, fishing, sailing, windsurfing or just a stroll or cycle ride around the shores of the lake, and there are golf courses at Rutland Water, Luffenham Heath and Burghley Park.

## COUNCIL TAX

Band G

Rutland County Council, Oakham 01572-722577

## 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.









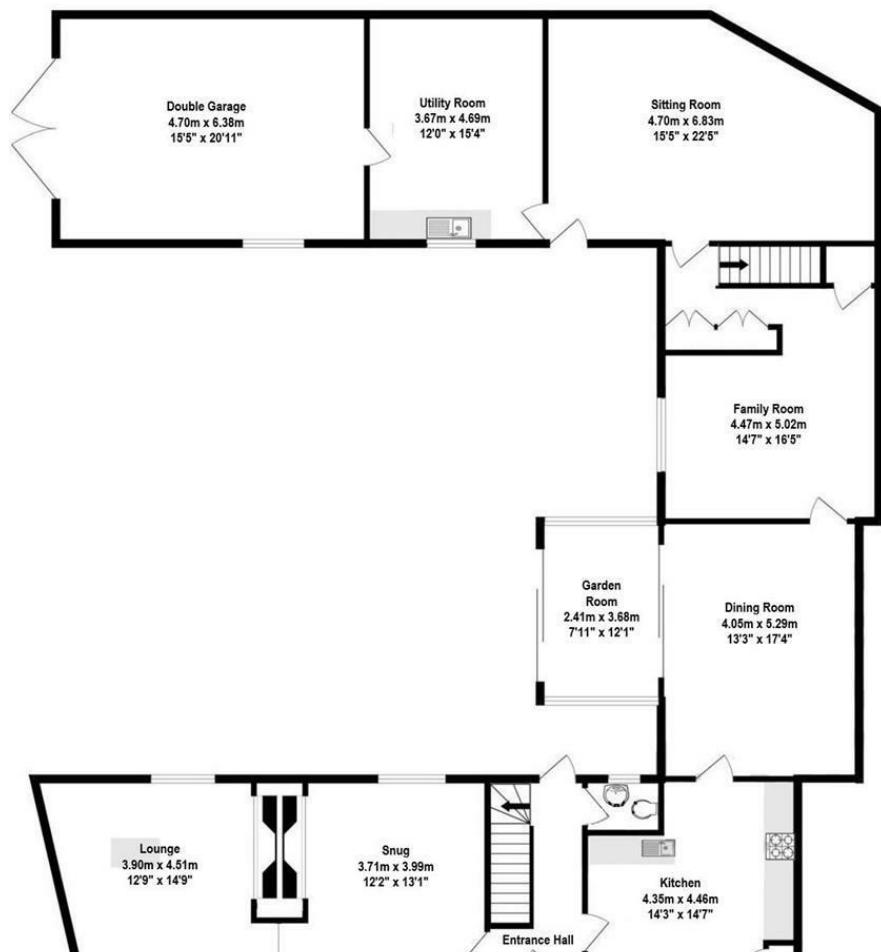


## Church Street, Belton in Rutland

*Not to scale - for identification purposes only*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		23
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		



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