



THE OLD STATION

Belmesthorpe, Stamford, Rutland, PE9 4JQ



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The Old Station is a fantastic development opportunity with full planning permission granted (2020/0441/FUL) for the erection of a unique home in a tranquil setting just on the edge of this peaceful Rutland village. The plot extends to some 4.8 acres and has the benefit of all services being connected. The plot has private access to this single dwelling.

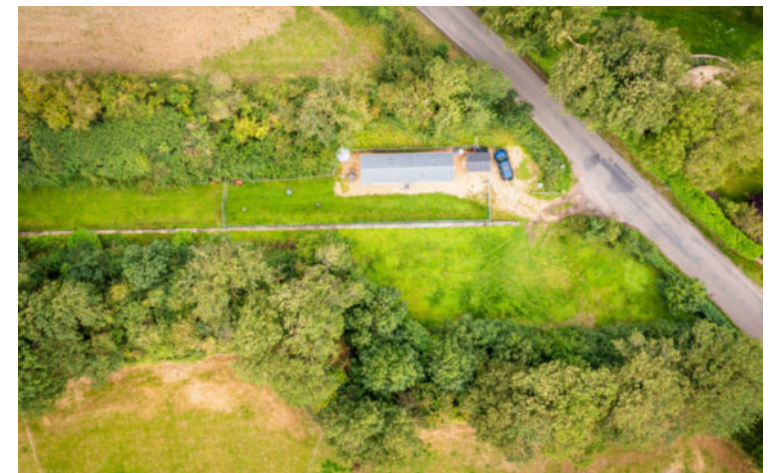
The plot, with frontage to the River Gwash is located on the edge of the charming village of Belmesthorpe, just a couple of miles away from the Georgian market town of Stamford.

The unique "Grand Design" home will offer open plan living with wonderful views along with three double bedrooms, three bathrooms, a study/library and a utility room. With wonderful gardens, woodland walks and river frontage to the far end of the plot.

The focus on environmental factors is evident in the design, with thermal elements surpassing building regulations Model U-Values by an additional 15% to improve energy efficiency and lower running costs and the carbon footprint of the house.

The heating system will be based on ground source heating, which efficiently heats the property and provides hot water. To further enhance the energy efficiency and ventilation of the house, a 'Mechanical Vent and Heat Recovery' system will be utilized.

The external materials for the house will be sourced from local suppliers wherever possible. The approved materials include charred black timber cladding, larch cladding, and aluminium curtain glazing, adding a distinctive and modern touch to the property.





Overall, this development offers an ideal opportunity for those who value sustainable living and a unique countryside retreat.

With its proximity to Stamford and the woodland surroundings, it offers a perfect blend of rural charm and modern living amenities.

LOCAL AMENITIES

Belmesthorpe is a pretty hamlet situated just 3 miles to the north of the Georgian market town of Stamford, with an eclectic mix of shops, including an M&S and Waitrose and its many cultural and sporting activities.

Leisure pursuits in the vicinity including golf at Burghley Park, Luffenham Heath, Toft and Greetham are close by. Rutland Water with its nature reserve, water sports, cycling and trout fishing is some 8 miles to the west. Schooling in the area is excellent with both primary and senior levels; Witham Hall and Copthill are close by, with Stamford, Oakham, Uppingham and Oundle within easy distance.

SERVICES

Electric, water and gas are understood to be connected. (none tested by the agent).

LOCAL AUTHORITY

Rutland County Council

(2020/0441/FUL)

VIEWING

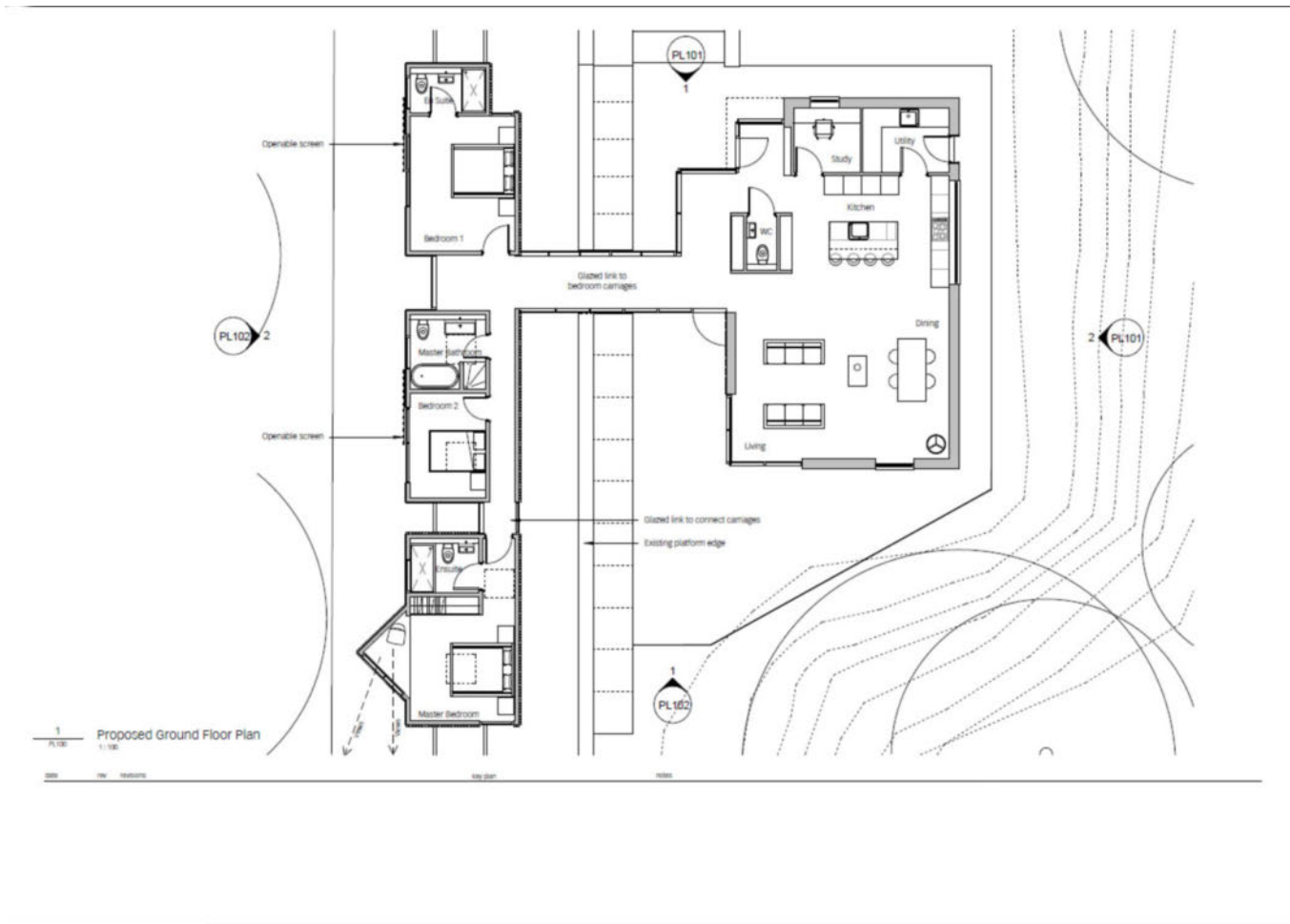
Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

AGENT'S NOTE

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