



Belton House

Littleworth Lane | Belton In Rutland | Rutland | LE15 9JZ

FINE & COUNTRY

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# KEY FEATURES

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- A Substantial Late Georgian Grade II Listed Country House
- Gardens and Grounds Of Approximately 4 Acres (STMS)
- Elevated Position, Overlooking Undulating Rutland Countryside
- Currently Used as Residential Retirement Home, To Be Sold with Vacant Possession
- Purchasers Must Make Their Own Enquiries Regarding Alternative Usage
- Total Accommodation of Belton House Extends to Approximately 9464 Sq Ft
- Garden Timber Summer Lodge and Period Single Story Outbuilding (13.44m x 4.62m)
- For Further Entitlements and Benefits, Please See Agent's Notes at the Rear of the Brochure (Page 17)







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In the delightful, highly sought after conservation village of Belton-in-Rutland lying equidistant between Stamford and the A1 to the east and Leicester to the west, a very fine, Grade II listed, late Georgian mansion in a striking Gothic style offers 25 en suite bedrooms set over two floors. The magnificent, stuccoed exterior with its towering gables, crenelated parapets and gothic-arched mullioned windows, and similarly impressive interior with its high ceilings, commodious rooms and elegant staircase illuminated by decorative skylights above, provide a great sense of opulence. The beautiful grounds featuring sweeping lawns, a variety of mature, majestic trees and neatly trimmed hedging, house a pavilion positioned to fully appreciate the superb views over fields, woods and the hills beyond.

Belton House was built around 1830 by the wealthy Eagleton family of tea importers on the site of what is believed to be a former parsonage from when Belton was a chapelry of Wardley. In 1880 Colonel Fleming Gough, of Ystradgynlais, Breconshire, married Cecil Clare Jones-Ford and moved from Stockerston Hall

to Belton House, which they leased, in 1883. They purchased the house in 1905 and added a new wing in 1906. Fleming Gough died in 1933, aged 78; his wife, Cecil Clare, donated a new bell and commissioned a stained-glass window to his memory in St Peter's Church, Belton. She died in December 1936 at Belton House. The village hall, built around 1904, contains a plaque recording that she presented it to the village as it reads: This tablet is erected in memory of Cecil Clare Gough a great benefactor of Belton. She gave this parish room for enjoyment of the village.

This is a rare opportunity to purchase a very impressive, historic residence once owned by a prestigious family, great patrons of this enchanting village. With so much space inside - an exceptionally large drawing room is adjacent to a spacious dining room, each with bays over the garden - combined with its stunning grounds and backdrop, suggests it could make the perfect hotel and wedding venue. Alternative ideas might be a retreat for creative writing and art courses or for yoga and well-being.

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Secure automatic gates open between brick piers onto a curving drive through trees leading to the house. Although a substantial area for parking is directly outside, there is potential to create a much larger, very attractive parking area through a gate near the entrance, already enclosed by fencing and trees. The converted stable blocks in the grounds by the house are on private leaseholds but supply the owner of Belton House with a ground rent income. There are 20 cottages in total (13 with another entrance at the back of the property, and 7 in a block accessed from the main driveway).

Belton-in-Rutland is a very pretty little village, many houses listed, surrounded by a rolling landscape. The eminent architectural historian Sir Nikolaus Pevsner wrote of Belton, the village round the church is delightful. Its highlights are the row of ironstone cottages with mullioned windows south-east of the

church and a group further north, especially Hillcrest, and west of the church two individual houses, the Old Hall and Westbourne House. The Old Hall was the manor house, built in the late 16th or early 17th century by the Haselwood family but later altered by the Verney family c.1675.

Belton is very conveniently situated for shops and services in nearby Uppingham and Oakham. Glorious Georgian Stamford, Corby, and the cities of Peterborough and Leicester provide larger retail stores. Uppingham, Oakham and Stamford have excellent independent schools, and all except Uppingham have train stations. Corby, Leicester and Peterborough have direct train services to London, the former two taking just over an hour, whilst Peterborough has fast services to Kings Cross taking around 50 minutes making the location feasible for a commute.

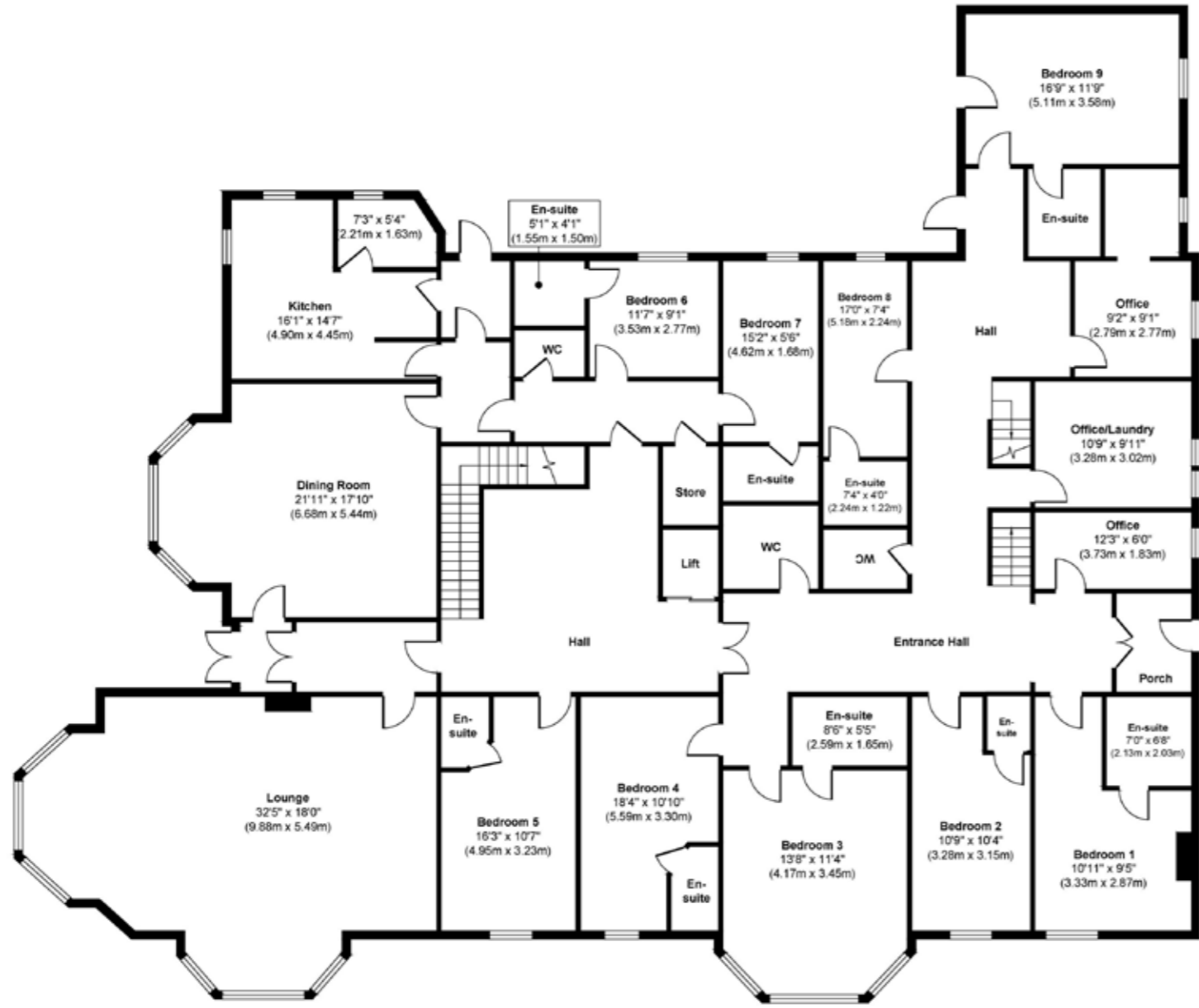
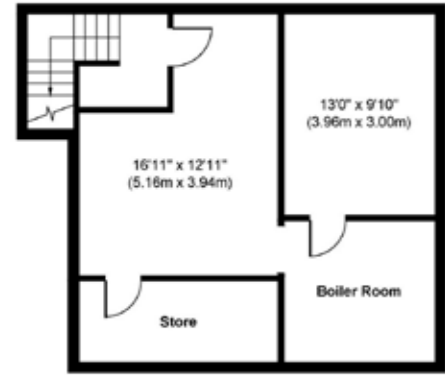
The village has its own primary school (rated Good by Ofsted) and is an active community with friendly local groups and clubs; there's even the Secret Garden, an enclosed garden area for the villagers where you can get to know the locals whilst there is a lively and well supported pub, The Sun Inn, serving good food. Not being a 'through village', there is little traffic and the surrounding lanes provide good opportunities for walking, riding, and cycling. Rutland Water for outdoor pursuits is only 7 miles away (about 10 minutes) and the A1 Great North Road for travelling further afield is 17 miles (about 22 mins) southbound and 14 miles (20 mins) northbound.

Uppingham is 4 miles away (7 mins), Oakham 9 miles (12 mins), Corby 11 miles (20 mins), Stamford 15 miles (22 mins), Leicester 16 miles (30 mins) and Peterborough 25 miles (35 mins).





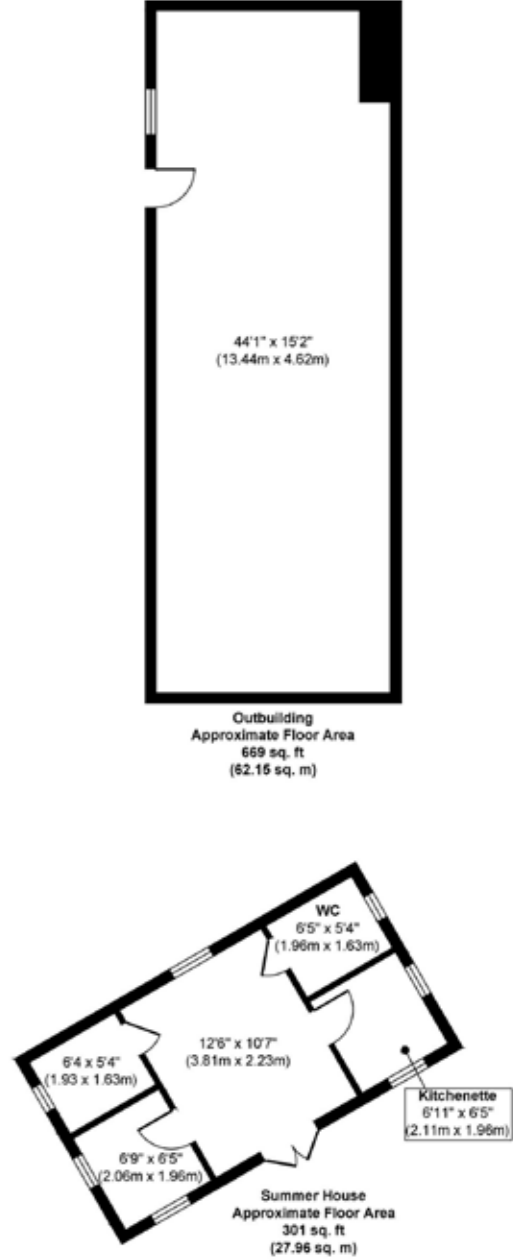
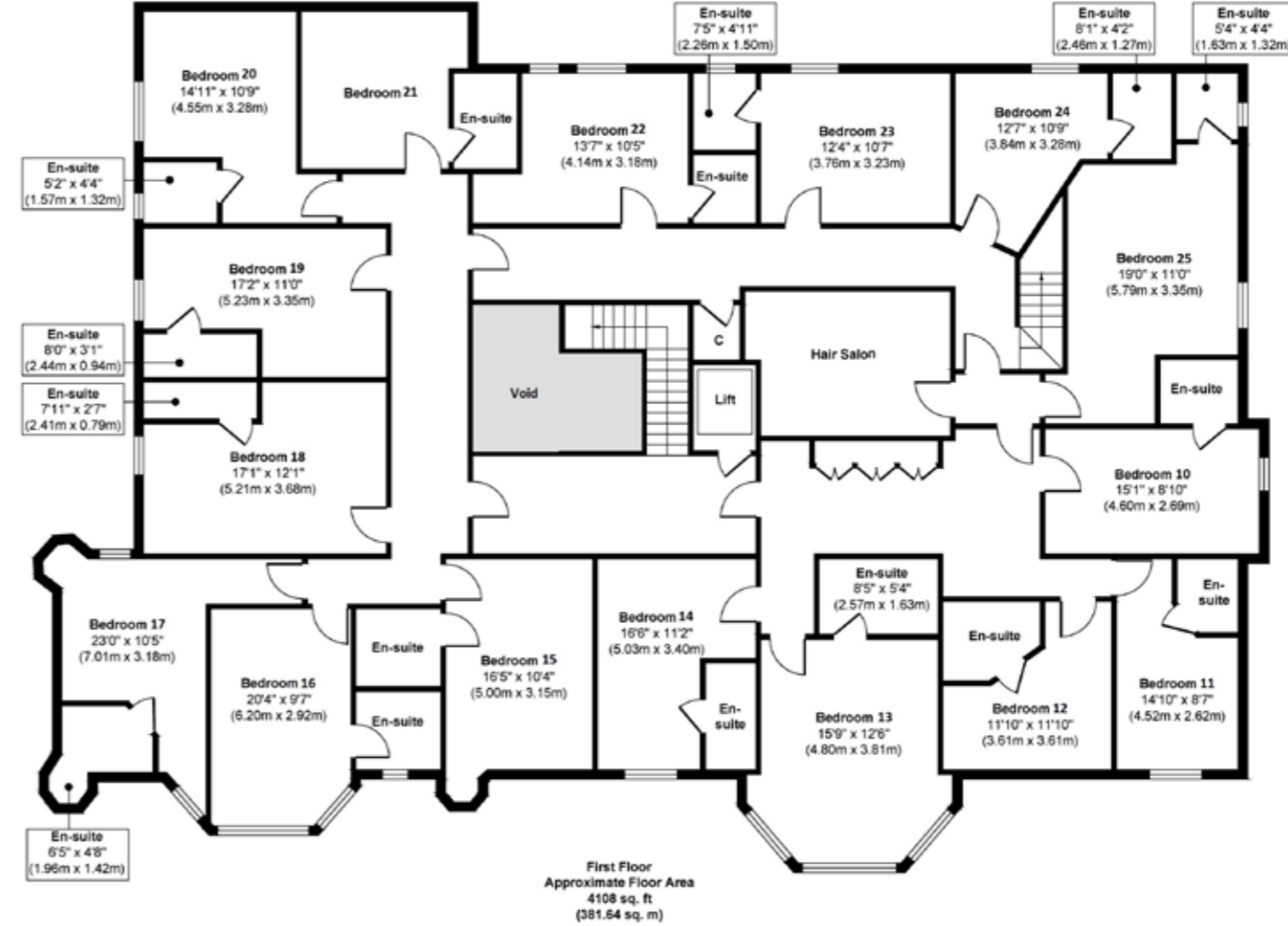




**Approx. Gross Internal Floor Area**  
**Main House (Including Cellar) = 9406 sq. ft / 873.83 sq. m**  
**Main House (Excluding Cellar) = 8862 sq. ft / 823.30 sq. m**  
**Outbuilding = 970 sq. ft / 90.11 sq. m**  
**Total = 10376 sq. ft / 963.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

The property is a Listed Building and therefore  
 does not require an Energy Performance Certificate

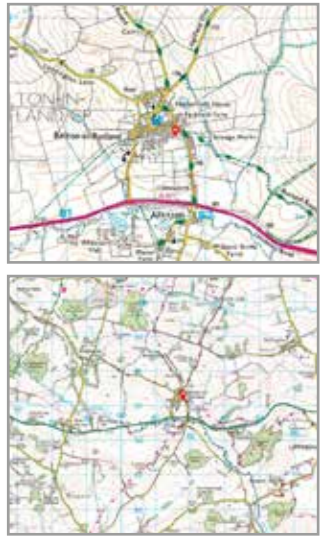
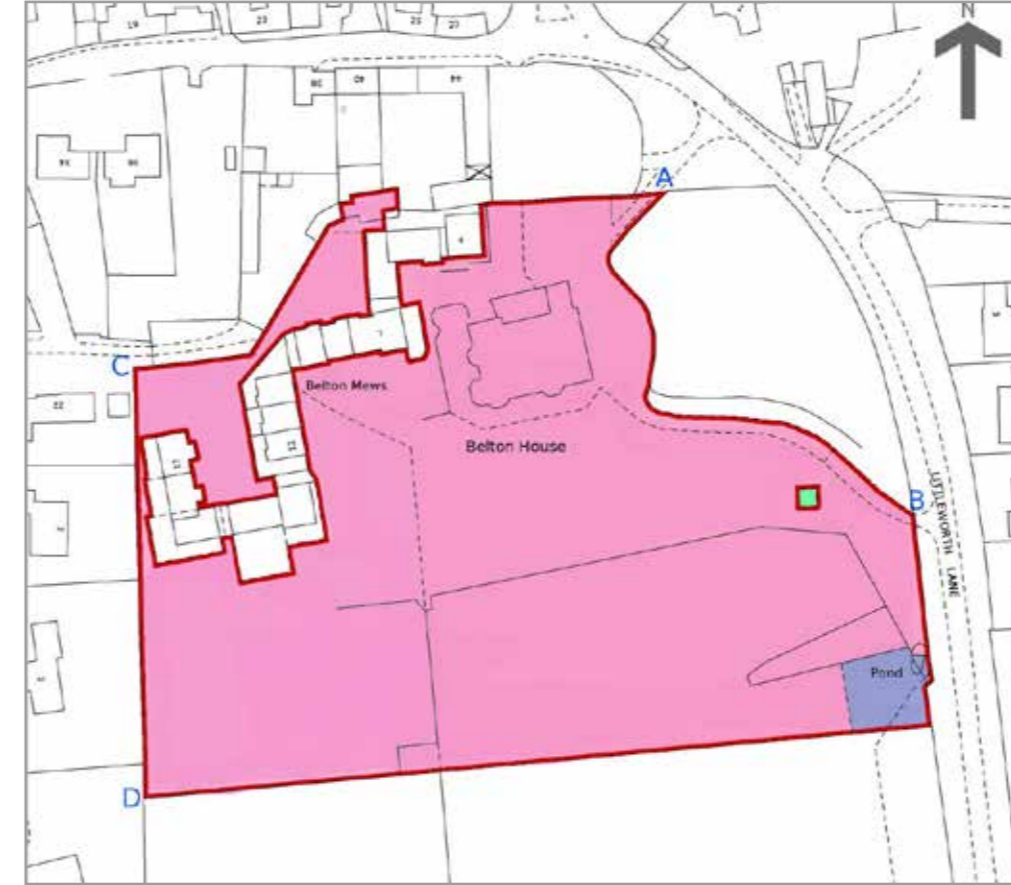


Agents notes:  
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.





LOCATION



**LOCAL AUTHORITY:** Rutland County Council  
**Council Tax Band:** H  
**SERVICES:** Mains Electricity, Water and Drainage, Oil Fired Central Heating  
**TENURE:** Freehold

**DISCLAIMER:**  
 These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

**AGENTS NOTES:**

- **Estate Rent Charge is Payable by Each Rear Bungalow**
- **First Right of Refusal to Purchase Leasehold Bungalows**
- **Service and Maintenance Charges Received from the Coach and Mews Houses**
- **Gate Access to Field – Ideal for Parking or for Outside Events Space (Subject to Necessary Consents)**





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