



11 Queen Street  
Uppingham | Rutland | LE15

FINE & COUNTRY

# KEY FEATURES

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- A Meticulously Refurbished, Trendy, Period Town Cottage
- Retaining a Wealth of Character Features Throughout
- Situated Only a Few Steps Away From Uppingham High Street
- Entrance Hall, Small Drawing Room and Snug or Study
- Fitted Kitchen and a Large Open Plan Dining Room
- Utility Room and a Sizeable Cellar Under Reception Room
- Principal Bedroom With En Suite Shower Room
- Three Further Bedrooms and a Family Bathroom
- A Delightful, Enclosed, Landscaped, Rear Garden with Patio
- Total Accommodation, Excluding Cellar, Extends to 1819 Sq.Ft.





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The most enchanting, four bedroom house in the centre of Uppingham has a very unassuming façade belying the little piece of heaven behind. A meticulously considered refurbishment has been carried out under the eye of the artist owner whose restful palette and exquisite taste has resulted in an immaculate, top quality home. Originally three small cottages and probably built circa 1725, the interior is quirky and charming with the property having a flying freehold meaning the downstairs is larger than up. The extended ground floor offers a lovely connection with the walled garden, which offers a wonderful private sanctuary at the back and completes this highly desirable residence.

“I was completely taken with the property when I walked in from the modest frontage and saw through the French windows to the back where the immensely high, old walls glowed in the sun and protected the hidden gem of a garden,” reflects the owner who has lived here for seven years. “If it wasn’t for my circumstances changing, I would not be moving having transformed the house and garden into what I thought was going to be my forever home.”







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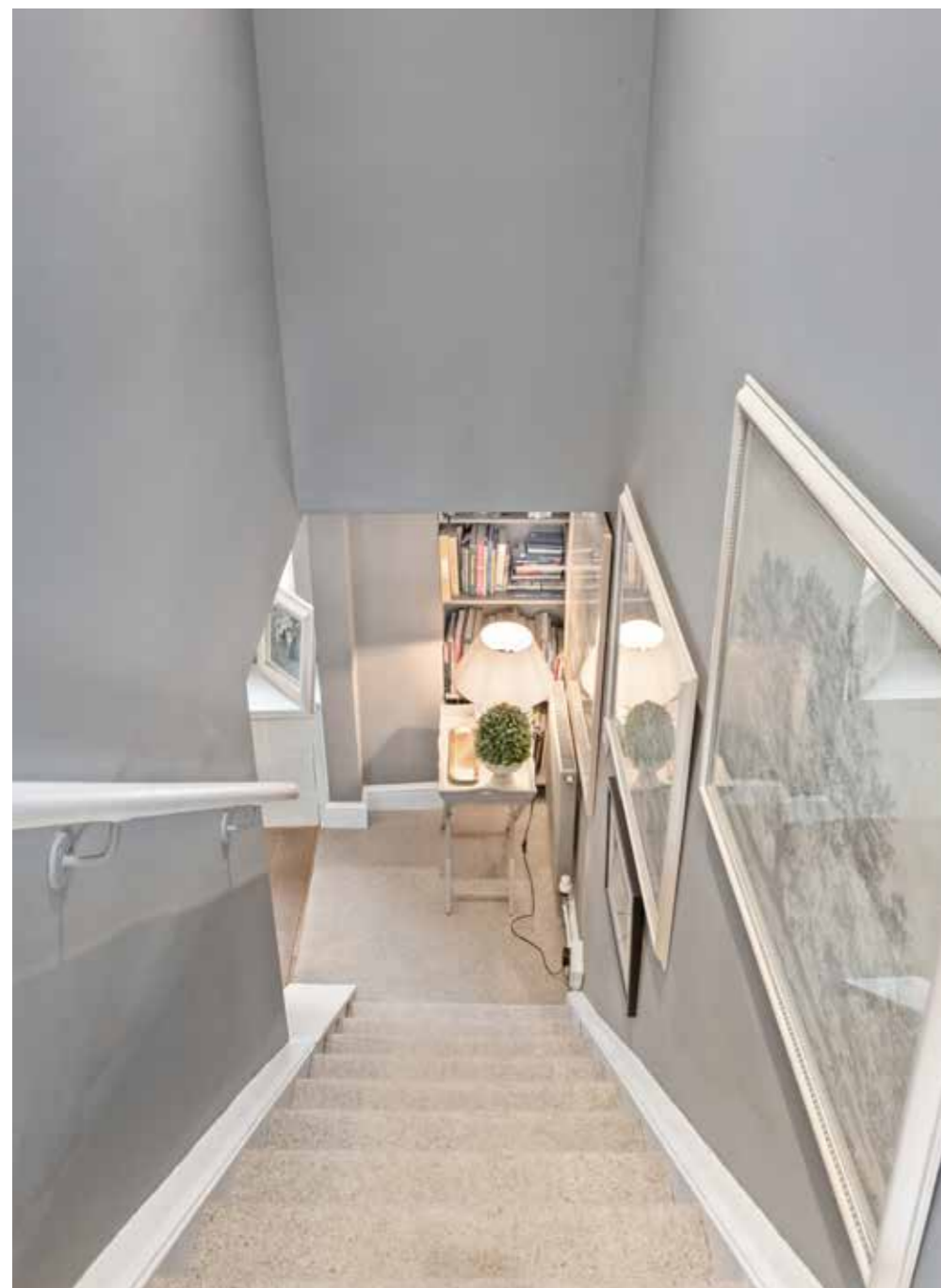
Inside, the property is the perfect blend of old and new. Modern double-glazing ensures a warm, quiet and comfortable home which provides a drawing room with open fire and original floorboards, a snug or study off the entrance hall, and at the back overlooking the garden, a very generous open plan space for dining. Here, a log-burning stove sits in a large rustic -style fireplace, and an expansive solid oak floor continues onto a slightly higher level in the kitchen area. Recently added bespoke timber shutters fold back over the French windows and the wide kitchen window above the double Belfast sink. The fitted kitchen installed by Aga, is painted solid oak and has an integrated dishwasher and, for serious cooks, an Aga Connoisseur range-style cooker with electric ovens and grills and an expansive gas hob with a griddle, a wok burner and four more burners.



Beyond the dining area, an inner hallway with a brick-laid floor leads to a cloakroom/utility room and a back door to the garden. The property also has a clean, dry cellar. It should perhaps be noted that the central heating is run on mains gas with a new Worcester Bosch boiler being installed about eighteen months ago.

“I absolutely love the flow of the house,” continues the owner. “It is wonderful for entertaining with the kitchen leading directly into the dining area and the little drawing room perfect for pre-dinner drinks. The French windows are lovely to open in the summer inviting you to sit directly outside on the terrace. The previous owners had the snug as a study but I love it as a cosy place to relax with a glass of wine over Netflix!”

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Upstairs, all four bedrooms are double and carpeted. The principal one has a practical yet attractive en suite shower, so too the family bathroom which contains a fitted bath with a shower over. One of the back bedrooms has been used as a dressing room whilst the one projecting out over the garden has made a superb art studio for the owner.

The enclosed rear garden is sheer delight; a contained, sheltered space with a micro climate which has been landscaped by the current owner with great panache. A fiery crimson Japanese acer is a fabulous central focal point near steps leading up to a lawn with a brick paved patio; a number of evergreens provide structure throughout the winter and flagstones near the house create a generous area for al fresco dining. A timber shed allows for garden storage and solid hardwood double gates from a gravelled area give useful shared access from the front. "I adore the sun trap garden which has been totally refurbished and re-planted with specimen trees such as the palm and the line of tall Tuscan columnar. It's such a happy place, an oasis in a town, all blues and lime green with mature shrubs and climbers including beautiful David Austen roses," the owner enthuses.

Uppingham is a vibrant market town that throngs with listed properties but surprisingly, and thankfully, not this one. "So much investment has been put into the immediate environment with some beautiful properties recently renovated," informs the owner. "Within a couple of minutes' walk there is The Rutland Gallery and the Queen's Gallery and some stylish wine bars and restaurants have just opened such as No.23, and a stunning new jeweller's, Top Set."





A functioning market town since the 14th century, it has the only fatstock show in the country still to be held in temporary penning in a traditional market town, with farmers bringing their livestock just prior to Christmas to enter them into many judging categories. Art and culture is also very important to Uppingham with its own theatre and no less than six art galleries including the well-known Goldmark Gallery. There are numerous shops, restaurants and cafes as well as clubs, classes and sports facilities together with Uppingham School's amenities which are available for use by the town's residents.

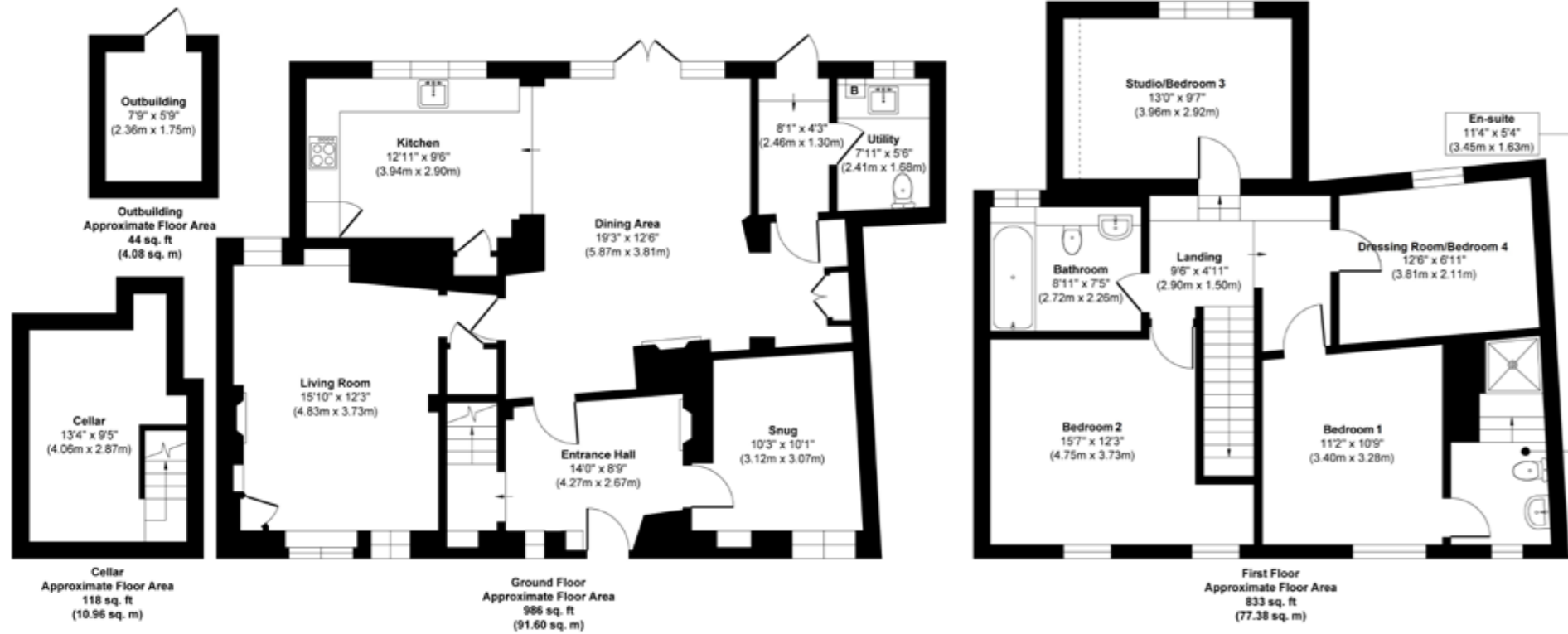
Lying off the A47 between Leicester and Peterborough, Uppingham is 6 miles south of Rutland's county town, Oakham, and even closer to Rutland Water with its many outdoor pursuits. Road and rail links are excellent with Corby train station, with its fast direct services to London, around a 20 minute drive, and the A1 a similar distance. Peterborough is about a 35 minute drive and also has direct trains to London, the fastest taking around 45 minutes making a commute to London, and other cities to the North and West, perfectly feasible.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	78 C



**Total Approx. Floor Area Excluding Outbuilding and Cellar 1819 sq.ft. / 168.98 sq.m.**  
**Total Approx. Floor Area Including Outbuilding and Cellar 1981 sq.ft. / 184.02 sq.m.**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Agents notes:

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**LOCAL AUTHORITY:** Rutland County Council

**SERVICES:** Mains Electricity, Water, Drainage and Gas Central Heating

**Council Tax Band:** E

**TENURE:** Freehold

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