



Firs Farm

Church Lane | Stockerston | Nr. Uppingham | Leicestershire | LE15

FINE & COUNTRY

KEY FEATURES

- *A Charming Period Barn Conversion Overlooking Open Fields*
- *Conveniently Located to the Market Town of Uppingham*
- *Reception Room, Garden Room, Dining Room and Kitchen*
- *Three Double Bedrooms and Three Shower Rooms*
- *Further Three Rooms with Flexible Use, Ideal for Additional Bedrooms*
- *A Stable Block of Three Stables and Good Size Hay Storage*
- *Private Drive, Attached Garage to Stables and Ample Parking*
- *Large Lawn Garden with Mature Trees and Post & Rail Paddock*
- *Total Plot is Approximately 1.7 acres (Subject to Measured Survey)*
- *Total Accommodation Extends to Approximately 2354 Sq.Ft.*







Tucked away along a quiet lane in the small, highly regarded village of Stockerston, Firs Farm is a hidden gem – a beautiful barn conversion offering peace, privacy and endless potential, all set within approximately 1.7 acres of gardens and paddock land (subject to measured survey). With protected countryside views, flexible living accommodation and a wonderful sense of history, it is a rare opportunity to acquire a property that offers both a charming country lifestyle and excellent proximity to Uppingham and the wider amenities of the area.





The house itself forms part of what was once a traditional working dairy farm, originally dating back at least 250 years. In the mid-1980s, the barns were sensitively converted by a developer, preserving the authenticity of the buildings while creating a welcoming and liveable home. Although close to its original farmhouse next door, the two properties were sympathetically designed so that they did not interfere with each other on a day to day basis. Purchased by the current owner in 2008, the property has been lovingly maintained, with continual investment in its upkeep, including the complete refurbishment of all three bathrooms, the installation of a pressurised water system and redecoration. More recently, further improvements have been made to maintain the fabric of the house, with newly laid carpets, fresh plasterwork and repainting to ensure the home remains warm and inviting.

The layout of the property is centred around a charming central south facing courtyard with a water feature, providing a beautiful outlook from several rooms and a calming heart to the home. The main reception room is a lovely space, enjoying dual aspects and views towards the garden, while the kitchen and dining room sit adjacent, offering practical and

sociable spaces with doors that flow naturally to the courtyard outside. The kitchen itself, fitted in a classic style, is both practical and characterful, with a bay window looking onto the courtyard and fields beyond.

The principal bedroom suite is particularly generous, comprising a spacious double bedroom, dressing area and large en-suite shower room. Two further bedrooms are located nearby, both doubles, one en-suite the other with a dedicated shower room, providing flexibility for family living or guest accommodation. Additionally, there are three further rooms currently used as studies but easily adaptable to further bedrooms if desired. This adaptability is reflected across the property, which could readily evolve to suit the changing needs of a growing family, those seeking multi-generational living, or simply purchasers requiring ample room to work from home.

One of the highlights of Firs Farm is the wing of the house containing the beautiful garden room – once the old dairy building – a stunning space with exposed original beams and feature windows, a real connection to the property’s agricultural past.







Externally, Firs Farm continues to impress. The grounds, extending to approximately 1.7 acres (subject to measured survey), include a formal lawned garden dotted with mature trees, borders and shrubs, established fruit trees, a large enclosed paddock with its own entrance off Church Lane and the central courtyard. There is a stable block offering three stables with an attached large car port and barns to the rear. An attached garage providing secure parking and additional storage. Over the years, the land has been used in a variety of ways, including grazing for sheep and ponies, and it would lend itself beautifully to small-scale/hobby equestrian use or simple enjoyment as part of a country lifestyle.

The setting is truly idyllic. The paddock enjoys wonderful views across open fields towards Stockerston Hall and the property is remarkably private, hidden from view and approached via a long curving old farm driveway, offering a sense of seclusion that is increasingly rare to find.

Whilst enjoying complete peace and quiet, the property remains highly convenient for modern life. The market town of Uppingham, just two and a half miles away, provides excellent day-to-day facilities, including independent shops, cafes, doctors' surgeries, and a range of outstanding schools. The broader connections across Rutland and Leicestershire are excellent, and mainline train services to London and the North can be accessed via nearby Market Harborough or Corby. The proximity to Uppingham is an enormous advantage, offering cultural attractions, leisure facilities and access to Rutland Water's outdoor pursuits, all within a few minutes' drive.





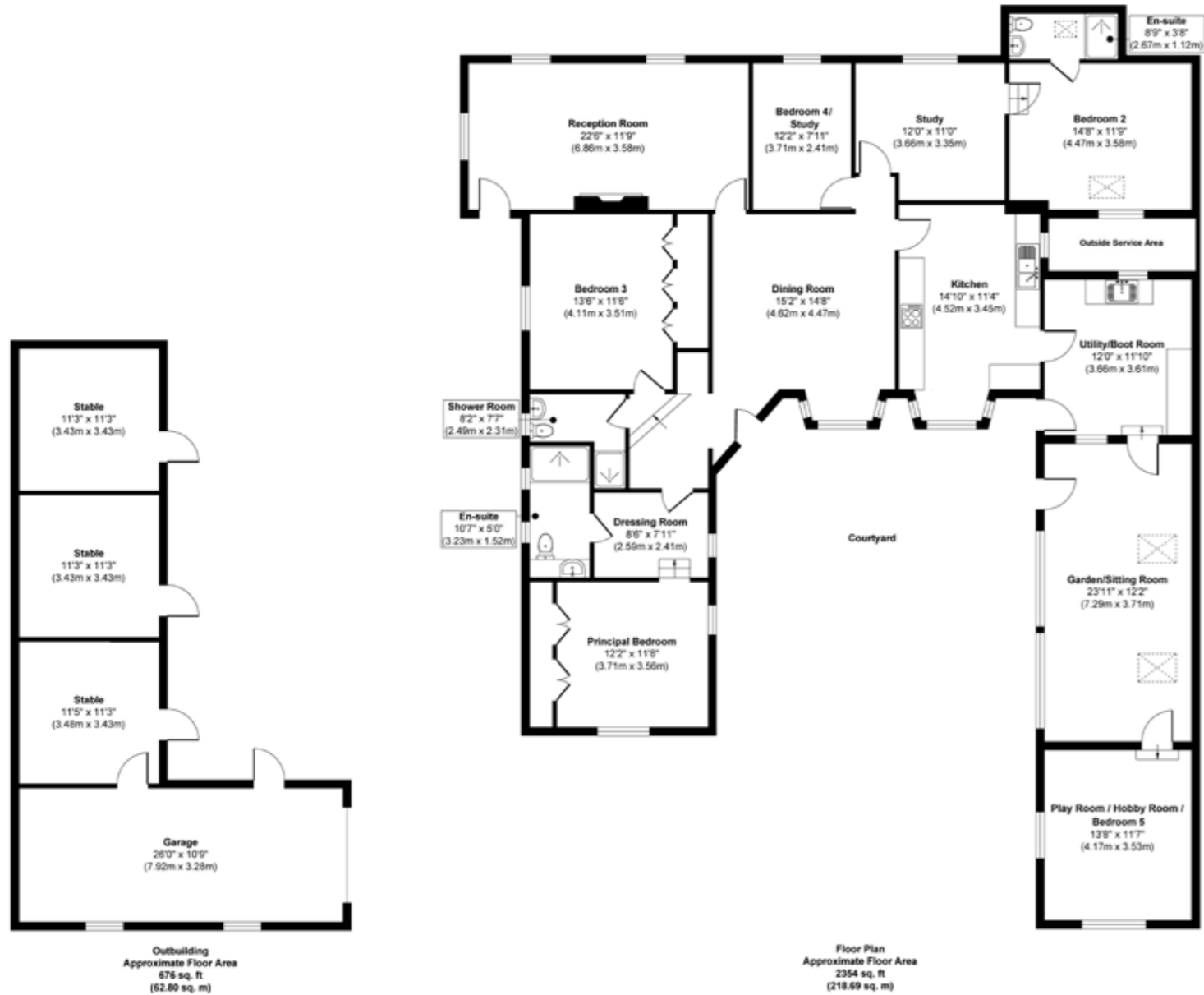


Beyond its facilities, Firs Farm is a house full of memories and potential. It has hosted many family celebrations over the years, including weddings and large gatherings, with its courtyard and grounds offering a perfect setting for joyful occasions. Its traditional yet neutral style means that while the home is ready to move into, it offers the opportunity for personalisation and modernisation to suit individual tastes.

Firs Farm and its land is protected from development by covenants and an agricultural tie further underlines the lifestyle on offer – this is a home for those who seek a true rural retreat, with space to breathe, raise animals, pursue hobbies or simply enjoy the timeless beauty of the countryside.

With its rare combination of charm, flexibility and outstanding setting, Firs Farm is much more than a home: it is a peaceful sanctuary, a place to live, grow and make memories for years to come.





LOCAL AUTHORITY: Harborough District Council

SERVICES: Mains Electricity and Water, New Sewage Treatment Plant and Oil Fired Central Heating

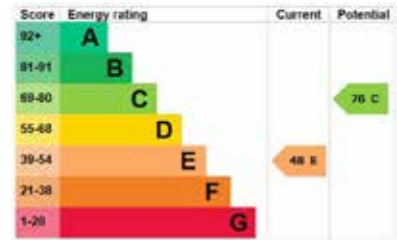
Council Tax Band: G

TENURE: Freehold

AGENT NOTES:
There is agricultural tie on the land and stables. Eyebrook House has access rights over Firs Farm's driveway to the field through the field gate which is located halfway up the drive.

DISCLAIMER:
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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.



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