



Spring House
8 Bull Lane | Ketton | Rutland | PE9



KEY FEATURES

- *An Attractive, Grade II Listed, Period, Stone Property, Requiring Upgrading*
 - *Benefitting From Approved Planning Permission for Alterations and Extensions*
 - *Nestled in a Tucked Away Location in a Rutland Village Close to Stamford*
 - *Two Receptions Rooms, Kitchen/Dining Room, Garden Room and Utility/Shower Room*
 - *Master Bedroom with En Suite, Three Further Bedrooms and a Family Bathroom*
 - *Enclosed Front and Side Lawn Gardens with Mature Trees, Shrubs and a Pond*
 - *Detached Double Garage with Workshop and Off-Road Parking for Three Cars*
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Spring House stands as a beautifully composed Grade II listed property at the heart of the highly sought-after Rutland village of Ketton. Built in coursed limestone under a Collyweston slate roof, and first listed by Historic England in 1986 for its architectural and historic significance, the house has all the hallmarks of a home that has stood gracefully for centuries – and yet it offers all the potential for sensitive modernisation and extension to create something truly exceptional.

While discreetly positioned from the road, Spring House is approached via a driveway which leads to garaging subtly tucked to the side. This quiet and well-screened setting is matched by generous gardens that frame the house to the front and side, creating a verdant and private sanctuary rarely found in such a central village location.

The front garden is expansive – laid to lawn and bordered by mature planting and established beds, it creates a wide green outlook and a sense of arrival. A beautiful stone archway, set into a high garden wall, leads invitingly from the front to the side garden. This side section is where the house opens up more fully into its surroundings.

A spacious patio offers the perfect space for outdoor entertaining, while a level lawn, further planting and a raised, walled pond complete the picture. All is surrounded by tall stone walls, providing rare privacy and a timeless charm. The garden room overlooks this area, a delightful double aspect spot that catches the sun and blurs the line between indoor and outdoor living.











The house itself is full of period appeal. A central hall provides the heart of the home, with the primary reception rooms leading off to either side. To the right, one passes through a wide archway into a generously proportioned drawing room with a bay window, flooding the space with natural light, and a fireplace as a focal point. To the left, the sitting room features a distinctive box bay window looking out to the front garden.

Beyond, a formal dining room connects to a traditional kitchen, from which the house flows towards the garden room at the rear. Though the internal styling invites modernisation, the arrangement of space is highly practical and full of potential. A utility room, downstairs shower room, pantry and good storage complete the ground floor.

Upstairs, the principal bedroom benefits from fitted wardrobes and an en suite bathroom. There are two further well-sized double bedrooms and a smaller fourth bedroom that would work equally well as a study or dressing room. These are served by a family bathroom with both bath and shower, as well as a separate WC.





Planning permission has already been granted for an impressive and well-considered extension, which includes a spacious open-plan kitchen/dining/family area and a new principal suite upstairs with dressing room and en suite. These alterations would retain the grace and character of the original house while dramatically improving its functionality and liveability.

Externally, there is a substantial detached garage, providing useful storage and secure parking.

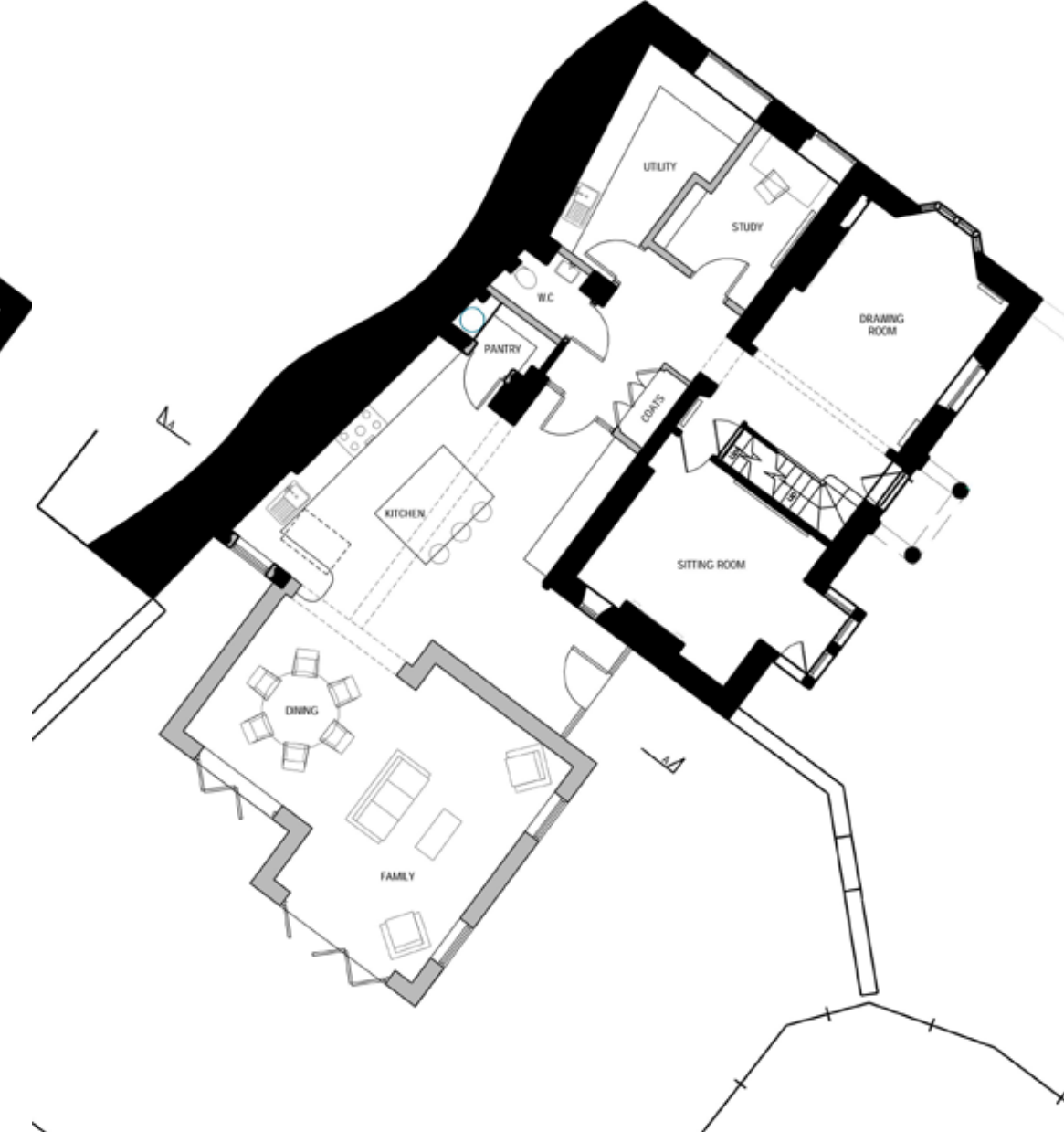
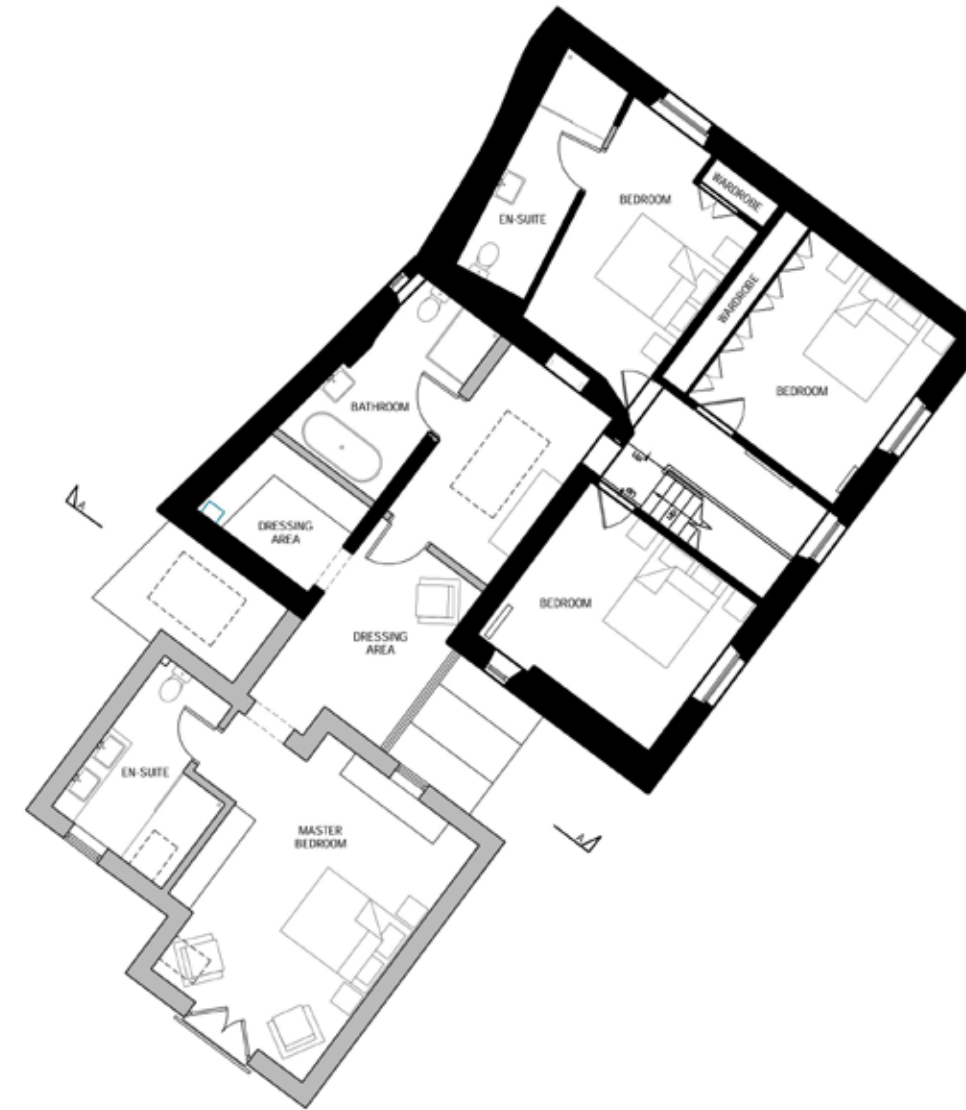
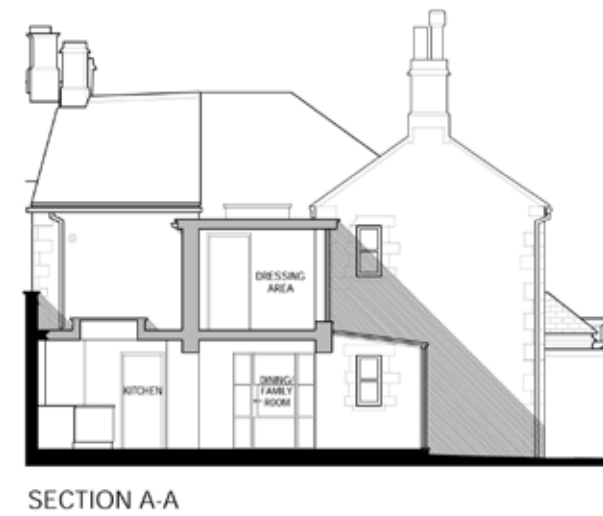
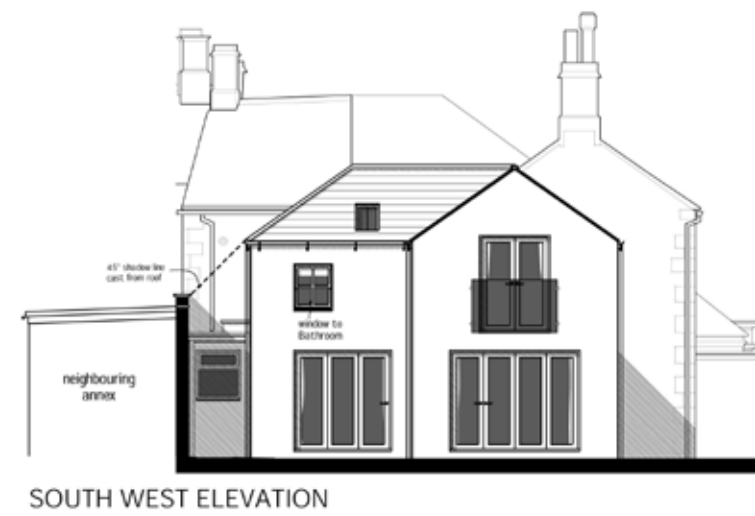
Ketton is a village with deep historical roots, referenced as far back as the Domesday Book and shaped over centuries by its quarrying heritage. It remains one of the most attractive and well-served villages in the area, with a strong sense of community and amenities that include a well-regarded primary school, post office and shop, pub, and sports clubs. Just a few minutes' drive from Stamford – a Georgian market town of national renown – Ketton is perfectly placed for commuting, with excellent road access and train links via Peterborough and Oakham to London and beyond.

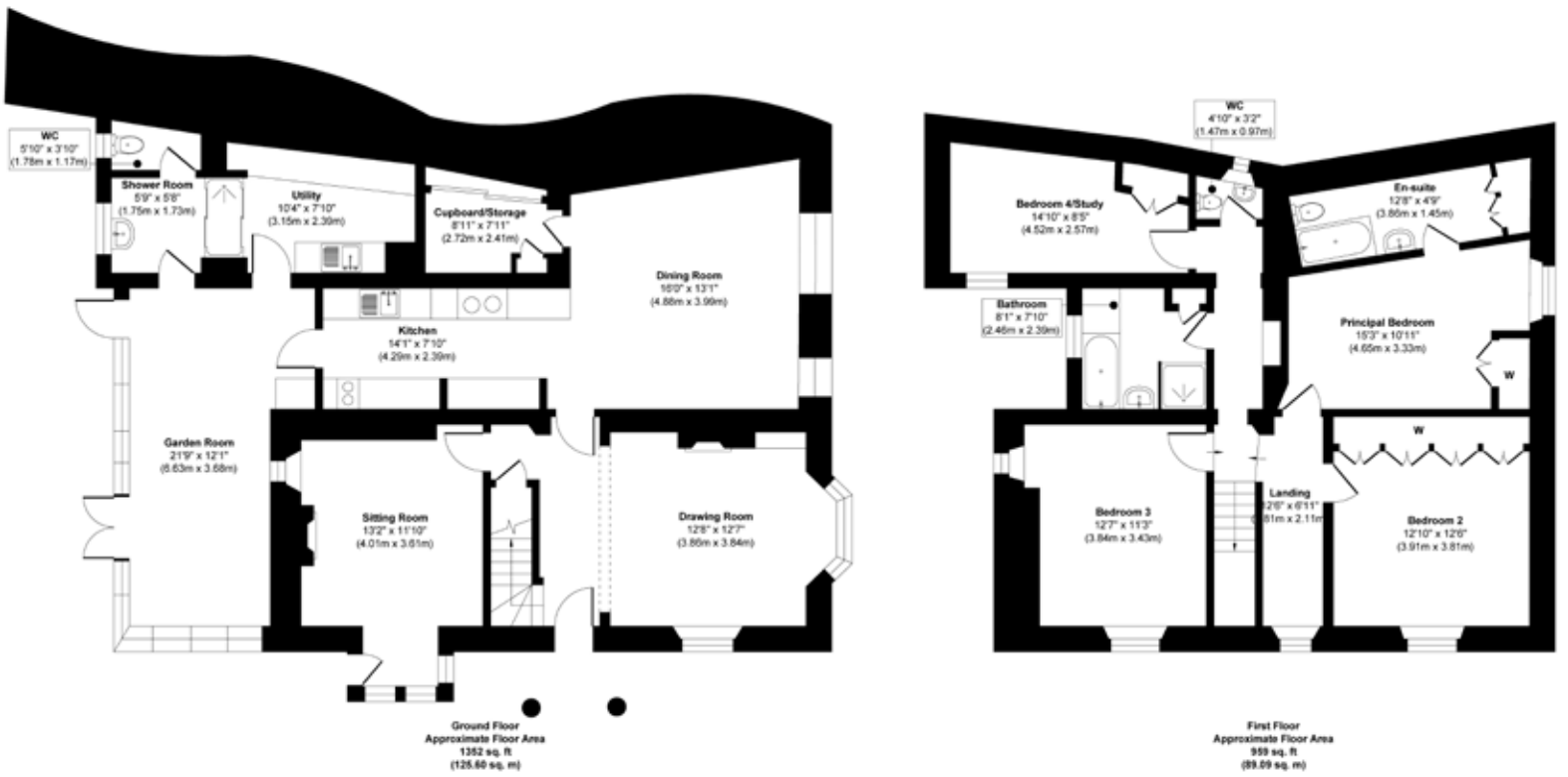
For lovers of the outdoors, Rutland Water is nearby, offering sailing, fishing, cycling, walking and birdwatching across its vast nature reserve. The area combines the best of village life with access to both leisure and city connections.

Spring House offers a rare mix of beauty, privacy and promise. Its historic credentials are undeniable, recognised by Historic England for its architectural interest, and its aesthetic appeal is matched only by its potential for thoughtful modernisation. Whether restored gently within its current footprint or reimaged using the approved plans, this is a property that invites vision, and rewards it. A timeless home in an enduringly desirable village, Spring House is ready for its next chapter.

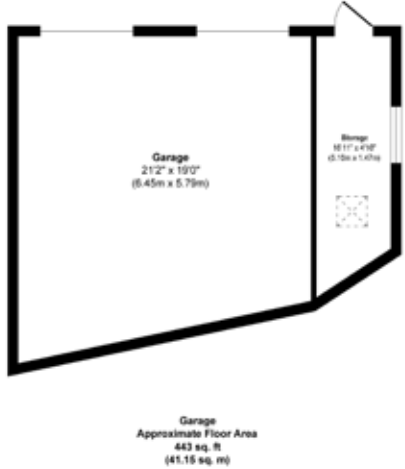


APPROVED PLANNING FOR ALTERATIONS AND EXTENSIONS TO SPRING HOUSE





Approx. Gross Internal Floor Area
Main House = 2311 sq. ft / 214.69 sq. m
Garage = 443 sq. ft / 41.15 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Garage
Approximate Floor Area
443 sq. ft
(41.15 sq. m)

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.



LOCAL AUTHORITY: Rutland County Council

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

TENURE: Freehold

COUNCIL TAX BAND: F

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



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