



Springhill

Spring Lane | Glaston | Rutland | LE15

FINE & COUNTRY

KEY FEATURES

- *A Renovated and Upgraded Single Storey Dwelling, Set on Approximately 2 Acres (stms)*
- *Situated in a Tranquil, Edge of Village Location and Benefits from Lake and Country Views*
- *Large Entrance Hall, Modern Kitchen, Dining Room, Sizeable Sitting Room and a Utility Room*
- *Principal Bedroom Suite with Two En Suites and Two Walk-in Dressing Rooms*
- *Two Further Double Bedrooms, a Single Bedroom or Study and a Family Bathroom*
- *Loft is Approximately 46' Long, Providing Potential for Conversion, Subject to Planning*
- *Sustainability Upgrade: Air Source Heat Pumps, Solar Panels and Battery Storage*
- *Electric Gate, Long Sweeping Drive, Detached Double Garage, Attached Single Garage and Office/Store*
- *Landscaped Garden with Lawn, Ornamental Trees, Shrubs and a Spring-Fed Lake*
- *Total Accommodation of Main House (Excluding Outbuildings) Extends to 2415 Sq.Ft.*





Built in 1974, this unique residence occupies a truly idyllic setting on the edge of the charming village of Glaston, offering both seclusion and ease of access to the surrounding countryside. With uninterrupted views across rolling Rutland fields, the house combines a sense of rural tranquillity with contemporary style and comfort.

The property is enveloped by its own private gardens and commands a captivating outlook over a spring-fed lake, creating an enviable retreat for those who appreciate both natural beauty and modern design. The lake, alive with the gentle play of ripples from its constant water source, is an ever-changing haven for wildlife. Visitors include the stately heron, the

occasional cormorant, and flashes of turquoise and amber from darting kingfishers. Resident families of ducks and moorhens bring the water to life, with their fluffy ducklings and chicks a joy each spring. Beyond, lambs graze in the meadows, completing a pastoral scene of rare serenity.

The landscaped gardens frame the house beautifully, easy to manage yet brimming with character. Ornamental trees and shrubs bring form and texture, while in springtime thousands of daffodils, tulips, and seasonal bulbs transform the grounds into a spectacle of colour and fragrance.





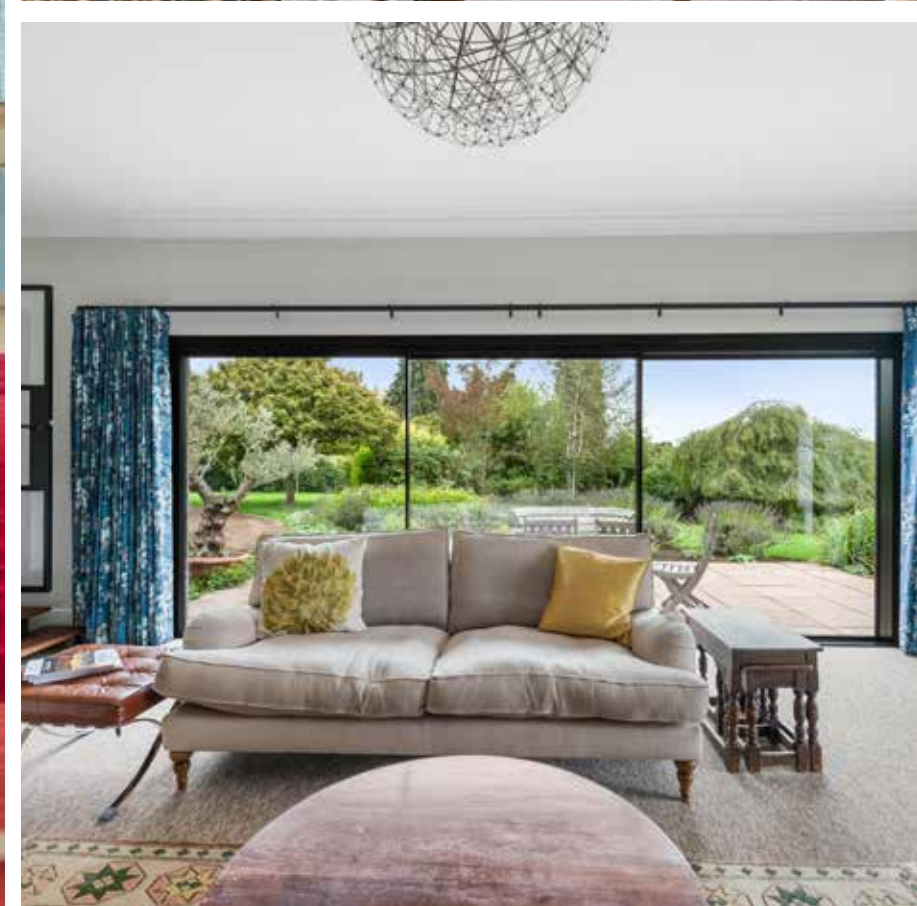
The house itself has been the subject of an extensive and thoughtful renovation, blending architectural integrity with cutting-edge design. Expansive aluminium triple-glazed windows ensure light floods every room and frame striking views of the gardens from every angle. Internal Crittall-style doors create a sense of flow and cohesion, while the entrance hall sets a tone of understated grandeur, with its light, airy proportions and striking Spitfire designer front door in Corten steel — a contemporary statement in style and security.

At the heart of the home lies a stunning, newly appointed kitchen, both practical and elegant. Pale Corian-style worktops balance against deep grey base units and lighter chalk-toned cabinetry, creating a sophisticated palette. The flooring throughout combines Invictus luxury oak-effect vinyl with eco-conscious Unnatural Sisal, offering both practicality and tactile appeal. A useful utility/laundry room provides additional convenience, with direct access to the outside, office/store, and an internal door to the garage.

The kitchen flows seamlessly into the dining room, where bi-fold doors open out onto a sun-drenched, south-facing Mediterranean courtyard. Perfect for entertaining, this intimate space invites long al fresco lunches and convivial evenings under the stars.



The principal living room is nothing short of breath-taking. With its dramatic picture window overlooking the lake and a full wall of sliding glass opening to a west-facing terrace, this is a space that fully embraces its surroundings. High ceilings lend a sense of volume, while warm wood panelling, built-in shelving, and a striking York stone mantel and hearth with wood-burner create a space that is as welcoming on a winter evening as it is airy and open on a summer afternoon. The modern chandelier adds a note of glamour, completing a room that embodies year-round comfort and sophistication.





The accommodation is cleverly arranged, with the main living areas positioned to maximise views, while the bedroom wing offers privacy and calm. The master suite is generous in scale, boasting not only two bathrooms but also two dressing rooms — rarely found in homes of this era and offering a truly luxurious lifestyle. Three further bedrooms, including two well-proportioned guest rooms and a smaller bedroom or study, provide versatility for families or visiting friends. A stylish additional bathroom, cloakroom, and guest WC — each with views of the garden or lake — complete the wing.

Sustainability and efficiency are at the heart of this home's renovation. Underfloor heating throughout is powered by a combination of solar panels, heat pumps, and battery storage, ensuring an eco-conscious yet consistently comfortable living environment. The property has also been comprehensively upgraded with new wiring, plumbing, three-phase electricity, high-speed fibre broadband, replacement flat roofs, improved loft insulation, wall insulation—and, importantly, the installation of a modern sewage treatment plant and an electric car charging point—providing both peace of mind and long-term practicality.

Externally, the house continues to impress. A newly built workshop and double garage provide ample space for storage, hobbies, or vehicles, complemented by extensive private parking. The terraces and courtyard are thoughtfully wired for outdoor lighting and power, ideal for entertaining and evening enjoyment, while electric gates, security lighting, and outdoor connections throughout provide both convenience and reassurance.



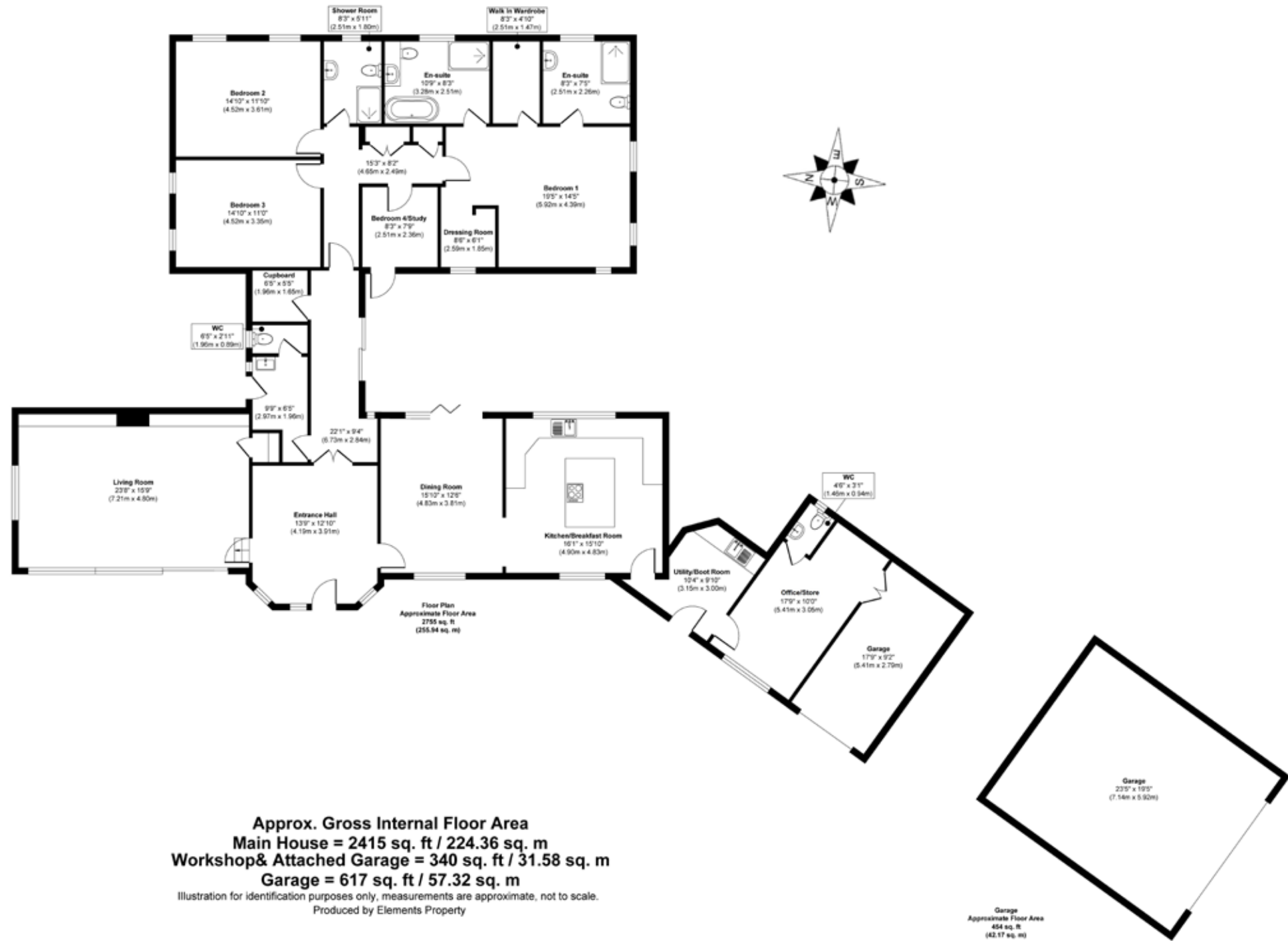




While the current owners have carried out extensive renovations with great attention to detail, there remains significant scope for the next custodian to put their own stamp on this remarkable home. The generous roof space lends itself to conversion, whether for an additional bedroom suite, a playroom, or a home studio, while the two-acre garden offers potential for outward extension, subject to planning permission. The grounds would easily accommodate a swimming pool or tennis court, while still leaving abundant space for creative landscaping and horticultural projects, making it a dream for green-fingered gardeners. This is more than a house; it is an exceptional lifestyle opportunity—offering natural beauty, contemporary luxury, and the rare chance to create something even greater.







LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity and Water, Sewage Treatment Plant Underfloor Heating throughout, powered by a combination of solar panels, heat pumps, and battery storage

High-Ppeed Fibre Broadband

TENURE: Freehold

COUNCIL TAX BAND: G

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Fine & Country
Tel: +44 (0) 1572 335 145
stamford@fineandcountry.com
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

F&C
fineandcountry.com