



COLLYWESTON HOUSE

— RIDLINGTON —



In the idyllic Rutland village of Ridlington, close to the market towns of Uppingham and Oakham, discover divine views, a large garden and a home bursting with potential, at Collyweston House.

WELCOME HOME

Beyond the gated entrance the gravel driveway sweeps up, offering ample parking alongside a double garage, fitted with new garage doors.

To the front, neat lawn, fringed in colourful borders softens the approach, with a mature and vibrant cherry blossom tree visible from the study and bedrooms.

PHENOMENAL FLOW

A portico entrance provides shelter, stepping through and indoors, beyond the atrium into the entrance hallway, where above, the double height ceiling adds an airiness above the gallery landing overhead.

On the ground floor, discover a host of spacious rooms, offering flexibility and fantastic views.

To the front, beyond the cloakroom, a room currently used as the study draws in light from the large window, framing views of the mature cherry tree and front lawn, carpeted in pink confetti in springtime.

Double doors allow you to open the room up to the rear, connecting with the supremely sized sitting room, where an open fire is nestled within a brick surround. Sliding doors capture incredible, unbroken views out over the garden and to the endless countryside beyond, where patchwork fields are dappled in colour like an Alan Oliver oil painting.



SAVOUR THE VIEWS

Adjacent to the sitting room, discover the large and light filled dining room, where unrivalled views add seasoning to mealtimes, framed through the wide window to the rear.

A hatch hints at the potential to perhaps open this space up to the kitchen next door.

The kitchen in its current format extends in sections across the rear of the home, with a separate breakfasting area and utility room, all looking out over the same heavenly countryside. Consider the potential to open these rooms up to create a modern, open plan kitchen dining room with bifolding doors to bring the outdoors in.



ROOM FOR ALL

Wooden stairs lead up to the galleried landing, a vast space with masses of potential for use as a study or reading area.

Divided into two wings, six bountiful bedrooms beckon, each with soothing views, either over the cherry blossom tree and lawn to the front, or to the rolling pastures and fields to the rear, which extend as far as the eye can see.

Serving the six bedrooms are two bathrooms. With so much potential to put your own personalising stamp on this home, the spaciousness of the rooms and serenity of the views is simply unrivalled.



GROW YOUR DREAMS...

In the front garden discover outbuilding potential in the old coach house, once serving the manor house nearby.

From the front, pathways lead around to both sides of Collyweston House, delivering you to the rear garden where heart fluttering views await.

Drink in the views and savour the sunshine from the elevated terrace, running along the width of the home, framed in well stocked, colourful borders.

Steps lead down to the sloping, striped lawn, which runs effortlessly down to the rear, and seemingly endlessly on, meeting the fields beyond like the sun setting into the horizon.

Mature trees offer shelter and shade, with pockets of planting interspersing the greenery.



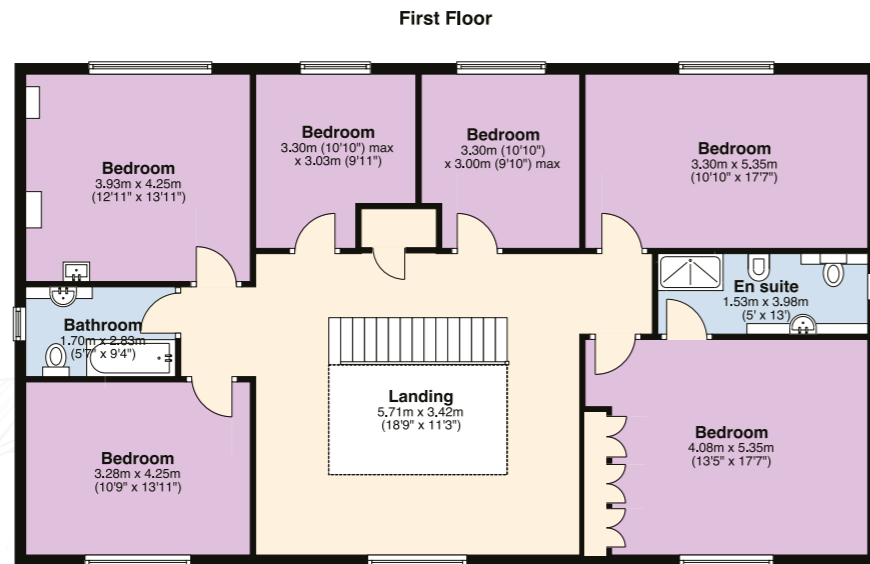
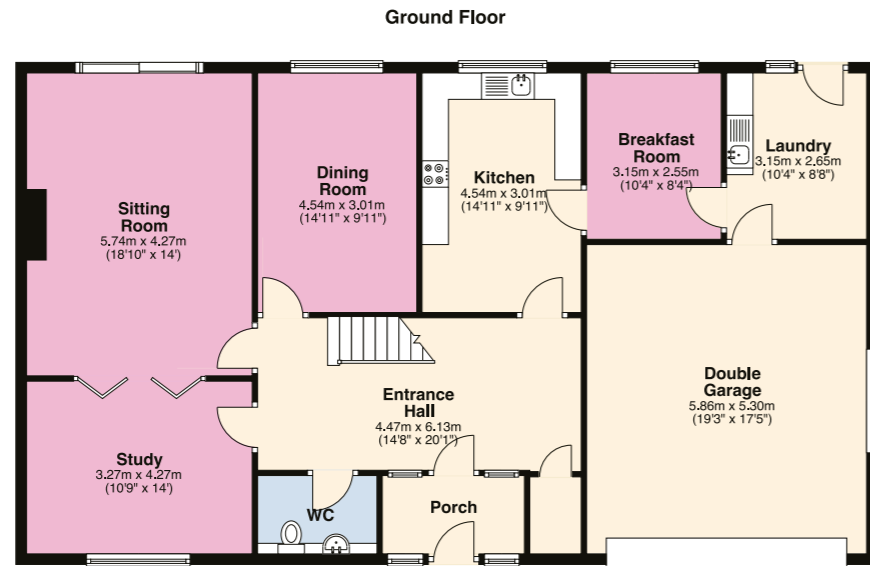
THE FINER DETAILS

Freehold
 Detached
 Constructed late 1970s
 Conservation area
 Plot approx. 0.4 acre
 Oil central heating
 Mains electricity, water and sewage
 Rutland County Council, tax band G
 EPC rating D

Ground Floor: approx. 144.8 sq. metres (1558.8 sq. feet)
 First Floor: approx. 145.2 sq. metres (1562.5 sq. feet)
 Coach House: approx. 13.3 sq. metres (143.1 sq. feet)
 Total area: approx. 303.3 sq. metres (3264.4 sq. feet):



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Coach House



OUT AND ABOUT

Explore the peaceful village of Ridlington, where the handsome, stone built village hall plays host to a variety of events including charity quiz nights and coffee mornings.

Ridlington is also home to the church of St Mary Magdalene and St Andrew, an historic building, mostly dating back to the 13th century, with a 14th century tower. The church is also home to a village library, with an accessible seven-day week open door policy.

Children can play on the playing fields, with a children's park area alongside a mini football/rugby pitch and a Petanque court.

Further afield, Rutland Water Nature Reserve offers water sports, walking trails and breeding ospreys.

You can also access the market towns of Uppingham and Oakham, brimming with bars, bistros, restaurants and shops.

Families are well placed, with educational opportunities, both state and independent available in nearby Uppingham and Oakham, whilst commuters are served by the A47 for connections into Leicester, Peterborough and Corby which offer speedy rail links to London.

LOCAL DISTANCES

- Uppingham** 2.7 miles (7 minutes)
- Oakham** 4.5 miles (11 minutes)
- Corby** 11 miles (22 minutes)
- Stamford** 14 miles (25 minutes)
- Melton Mowbray** 15 miles (30 minutes)
- Leicester** 21 miles (40 minutes)



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