

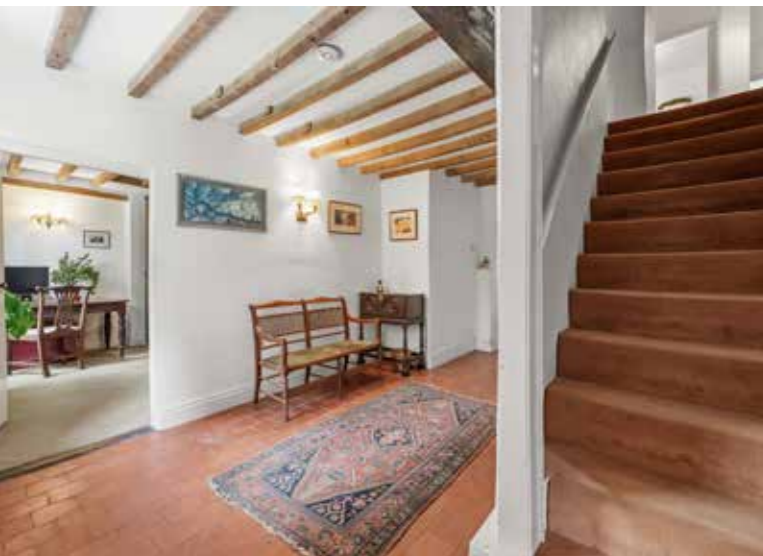


THE OLD SCHOOL HOUSE

— EXTON —

In the chocolate-box village of Exton, Rutland, take a lesson in 17th-century Rutland history at The Old School House, a characterful Grade II listed home in the heart of the countryside.

Nestled beneath its Collyweston slate roof and set in around a third of an acre of mature gardens, every element of The Old School House, from its vaulted cellars to timber-framed attics, transports you to a time gone by.



OLD SCHOOL CHARM

In Victorian times, this 17th-century farmhouse was adapted into a village school. The school closed in 1967 and The Old School House has been a much-loved family home ever since.

A pedestrian gate gives access to the front garden where fragrant roses climb the stone-built façade and frame the front door. Entering the hallway, the charm and heritage of the house are instantly announced by the wooden beams and gently curving wall.

A CLASS OF ITS OWN

From the hallway, turn right into the dining room with wooden flooring and exposed beams overhead and within the wall. This is a warm and welcoming room in which to entertain and enjoy family mealtimes with a charming view of the garden.

Continue through into the sunlight-saturated sitting room, where a seated window looks out over the spacious front garden, and a handsome stone mullion bay window frames views over the lane. An open fire within its original stone surround emanates warmth.

A further reception room, formerly the schoolroom, opens up to the rear of the sitting room. Sense the history within the walls of this unusually large space, where there is plenty of built-in storage. The generous bay window, still furnished with original shutters, provides views out over the village green. There is also the potential to reopen the suspended ceiling of this room.



FAMILY-FRIENDLY

Sumptuously sized and featuring ancient timber beams, the L-shaped farmhouse kitchen is a natural sociable hub brimming with potential to modernise, whilst the traditional pantry adds further character.

To the rear of the kitchen is a great sized laundry and boot room and separate cloakroom. A door from this side of the home allows convenient access to the driveway and parking area.

Secluded from the main hallway is the study, an ideal space for working from home. This tranquil room, with its beams redolent with history and views out over the woodland garden, is perfect for quiet contemplation.

Stone steps beneath the stairs provide access down into the two barrel-vaulted cellar rooms currently used as a workshop and a wine cellar.

SWEET DREAMS

Time now to ascend the staircase to the first-floor landing, currently configured with five large bedrooms and two bathrooms.

Light and serene, the principal bedroom offers tranquillity and respite. An attractive seated window provides views out over the walled garden, whilst rustic beams overhead and an ornamental period fireplace infuse the room with comfort and character. Fitted wardrobes provide storage. Spacious and practical, the principal bedroom is also served by a dressing room, which could function as a cosy nursery.

Deep-set windows and robust beams embellish the bright landing en route to the next three bedrooms, all of which offer charming garden views through quintessential cottage windows. Leading off the landing, there is the final bedroom set partially under the slope of the roof. There are also two good-sized bathrooms, a separate lavatory and a large walk-in linen room.

A succession of wooden steps lead to a stripped pine, latched door, which opens to reveal a staircase to the second floor. Brimming with potential, three large rooms with dormer windows can be found on the upper floor, offering elevated views over the garden and rural surrounds.



ENGLISH COUNTRY GARDENS

Standing proudly in the heart of its third of an acre walled grounds, The Old School House is wrapped around by lawns and mature planting, providing privacy and shelter.

This is a garden in tune with nature, with a formal lawn to the front - ideal for ball games and afternoon tea - leading on to a woodland garden, where bluebells and other wildflowers thrive beneath the boughs of several mature trees.

A magical garden for children's exploration, there is a real charm about the outdoor space at The Old School House.

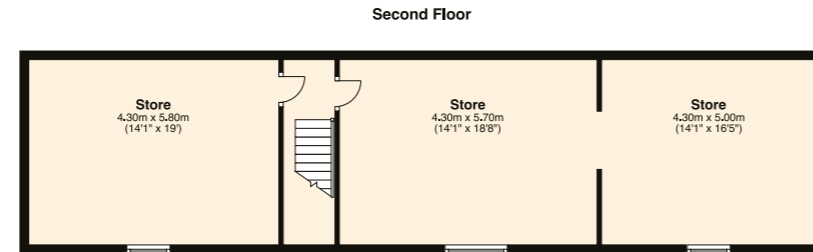
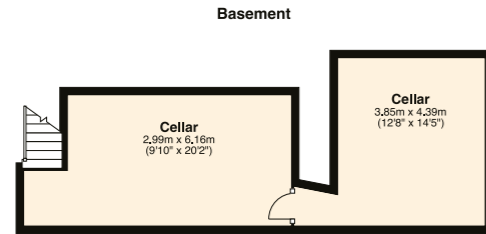


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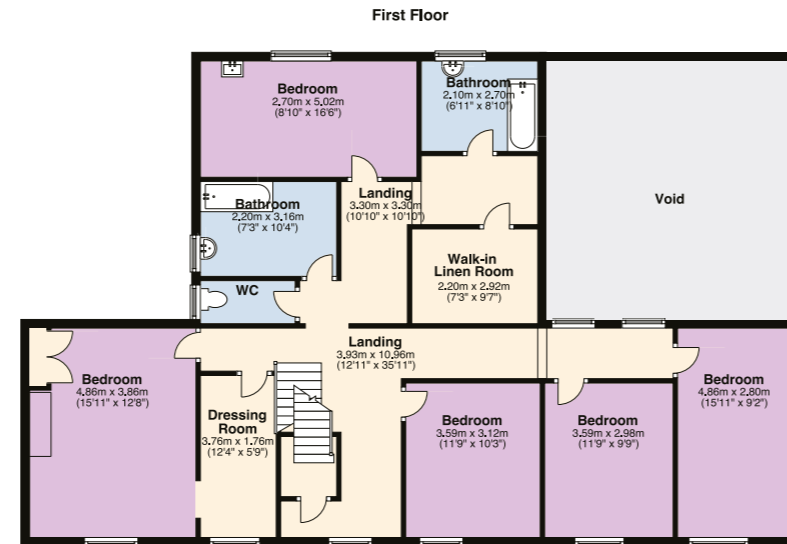
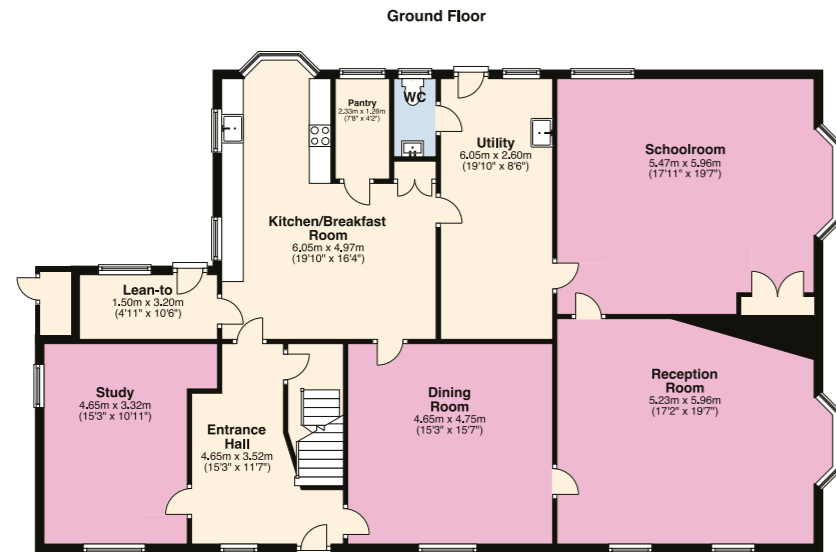
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THE FINER DETAILS

Freehold
 Detached
 17th century
 Grade II listed
 Conservation area
 Plot approx. 0.34 acres
 Oil central heating (NB Mains gas is available in the village)
 Mains electricity, water and sewage
 Rutland County Council, tax band E



Ground Floor: approx. 173.5 sq. metres (1867.7 sq. feet)
 First Floor: approx. 134.2 sq. metres (1444.3 sq. feet)
 Second Floor: approx. 77.4 sq. metres (833.2 sq. feet)
 Basement: approx. 30.5 sq. metres (328.0 sq. feet)
 Total area: approx. 415.6 sq. metres (4473.2 sq. feet)



OUT AND ABOUT

Follow the timeless peal of the bells to the nearby church of St Peter and St Paul. Dating back to the 13th century, with a largely Victorian interior, it enhances the uniqueness of this quintessentially English country village.

Explore the many excellent surrounding countryside walks, concluding with a thirst-quencher at local pub, The Fox & Hounds, perfectly positioned by the village green. Not far from The Old

School House, just along Exton Road, discover the culinary delights of the Hambleton Bakery, or for an evening of fine dining, sample the Michelin-starred cuisine at Hambleton Hall. Set off on your bike to nearby Rutland Water where you can partake in water sports, explore the walks and trails, and take on the Aqua Park challenge.

With education in mind, there is Exton and Greatham C of E Primary School, with

additional educational establishments available at nearby Oakham, Stamford and Uppingham offering either state or independent schooling with boarding facilities.

Access Peterborough or Leicester via the handy A1 and A47 road links, or commute to London by rail, picking up the train to Peterborough from Oakham Railway Station, and connecting here with the direct service to London King's Cross.

LOCAL INFORMATION

- Oakham 5 miles (9 minutes)
- Stamford 8 miles (16 minutes)
- Uppingham 10 miles (17 minutes)
- Peterborough 22 miles (31 minutes)
- Leicester 25 miles (52 minutes)

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