



THE OLD MILL

RIDLINGTON



Dating back over 300 years, The Old Mill in Ridlington has been thoughtfully extended over the years to combine character with spacious comfort. Reassuringly rural, yet neither listed nor in a conservation area, discover the unique charm and far-reaching views of this fantastic family home.

Nestled on a plot of 0.36 acres, the stone-built home sits beneath a traditional slate roof and is accessed via a gated entrance and along a lengthy, gravel driveway, offering a sense of separation from the quiet country lane, before arriving at a double garage and old cart store.



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## A WARM WELCOME

Planted borders add a flourish of colour to the front of the home, converted from a former mill in the 1970s. Make your way inside, passing the log store inset into the wall of the portico, to open the handsome green front door and emerge into the capacious main reception hall.

Previously serving as a dining hall, this inviting room, with its exposed beams and stone fireplace with open fire, is welcoming and impactful. Exposed stone infuses character, rising above the grand, bifurcated staircase, emphasising the height and airiness of the room.

Next, discover the family snug; light and bright, a stone hearth houses a gas woodburner-effect stove, issuing warmth and welcome. Rich walls decorated in Farrow and Ball Downpipe add a sense of timeless sophistication.



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## FEAST YOUR EYES

In the spacious and sociable country kitchen, two windows frame spectacular garden and country views. Terracotta tiles underfoot combine with farmhouse-style, bespoke built, solid oak cabinetry, for a warmth that is amplified by the buttercream-coloured Aga, whilst the central island and breakfast bar is a sociable hub around which to gather.

To keep your kitchen chore and clutter-free, there's also a great sized larder and a separate laundry / boot room.

The Old Mill has a practical and easy-going flow to its layout, with a door from the kitchen diner returning to the main entrance hallway. From here, you'll also discover a spacious and private study and a large guest cloakroom.



## WINE AND DINE

Finally, feast your eyes on the final reception room – currently used as an atmospheric and charming dining room, an ancient beam and stone fireplace add ambience, as light flourishes in through patio doors opening out to the garden terrace. Ideal for indoor-outdoor dining, picture celebration dinners gathered around the table with family and friends in this characterful room.



## SLEEP TIGHT

The impactful central staircase ascends from the entrance hall and, turning right, arrive at the family bathroom. Recently refitted, stylish tiles extend underfoot, with soft grey panelling to the lower walls. Soak away the day in the large, freestanding tub, or start the day with a revitalising spritz in the spacious, walk-in shower. There are also twin wash basins and a lavatory.

Along the landing on this side of the home, three bountiful, bright bedrooms await. Spacious doubles, with far reaching vistas over garden and countryside, each bedroom offers its own unique personality.



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## SWEET DREAMS

Taking the left-hand flight of stairs at the divide, make your way to the principal suite. Light-filled and serene, windows frame far reaching views out to the side and rear, over garden, and countryside. Sublime and spacious, there is ample room for a super-king-size bed and additional furniture.

Why not explore the potential in reconfiguring the current en suite and walk-in cupboard into an enviable dressing room with a luxurious en suite?



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## SUNSHINE, SHELTER AND SHADE

South-facing and serenaded in sunlight, the glorious garden at The Old Mill offers far-reaching views out towards the horizon.

A large lawn is interspersed by established, well-stocked, fragrant borders. Beautifully maintained, they serve to offer structure to the sizeable garden, guiding you around and beneath the mature trees, offering shelter and shade.



What the owners love:  
“We love the stunning, unspoilt views; it’s been a fantastic family home to bring our children up in.”



# THE FINER DETAILS

- Freehold
- Detached
- Dates back approx. 300 years
- Not listed
- Plot approx. 0.36 acre
- Oil central heating
- Mains electricity, water and sewage
- Rutland County Council, tax band G
- EPC rating E

Ground Floor:  
approx. 231.0 sq. metres  
(2486.1 sq. feet)

First Floor:  
approx. 131.4 sq. metres  
(1414.5 sq. feet)

Total area:  
approx. 362.4 sq. metres  
(3900.6 sq. feet)



## OUT AND ABOUT

Nestled between the market towns of Uppingham and Oakham, in the rural village of Ridlington, enjoy the peace and tranquillity of rurality, only a short distance from the amenities of the towns.

Home to the parish church of St Mary Magdalene and St Andrew, Ridlington was once home to Hugh Boyville, a prominent 15th century landowner and MP. The village historically takes part in the popular Preston and Ridlington Flower Show, formed in the 1950s, with classes for flowers, fruit and produce. It is also home to an active village hall and playing fields.

For walks on a wider scale, Rutland Water Nature Reserve is close by with its water sports, breeding ospreys, and wealth of walks.

Uppingham and Oakham are close by for bars, bistros, restaurants and shops, also offering ample educational opportunities at Uppingham C of E Primary School and the wide selection of independent educational establishments including Uppingham and Oakham School.

Transport links include the nearby A47 for connections into Leicester, Peterborough and Corby with speedy rail links to London.

With its idyllic views, spacious bedrooms and characterful features, The Old Mill is the ideal forever home for any family.

## LOCAL INFORMATION:

- 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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