



LONG VIEW HOUSE

— MANTON —

Character comfort and contemporary style combine at Long View House, a home enveloped in glorious gardens, offering far reaching views over the surrounding countryside, nestled in Manton.



## UNRIVALLED VIEWS

Built in 1870, and set on nearly ½ acre, electric gates open from the quiet lane to the driveway and oak-framed car port, with store above.

Glazed double doors open to the light-filled entrance hallway, where the solid wood open-tread staircase rises up ahead.

A broad and bright, open space, lightly toned flooring flows out underfoot.



## A WARM WELCOME

Spacious and serene, a peaceful study to the left is dressed in earthy tones to the walls, brimming with built-in shelving and cupboard storage and where warmth emanates from the gas stove nestled within the fireplace.

A capacious room that comes to life filled with family at Christmas, the sitting room is warmed by the multifuel stove nestled on its slate hearth, whilst a quaint arched window draws additional light from the side within an exposed brick wall.

Raspberry toned walls evoke the Victorian heritage of the home in the sitting room next to the study, where large windows frame leafy views to the lane at the front.





## ACCESSIBLE FOR ALL

Refresh in the accessible ground floor shower room, at the end of the hallway, before continuing through into the laundry room, recently refurbished and brimming with storage. With plumbing for a washing machine and tumble dryer, light flourishes down from the skylight above.

Returning along the entrance hallway, the exposed red brick infuses character, making your way through to the exceptional kitchen-dining-family room.



## FEAST BESIDE THE FIRE

An entertaining haven, a gas fire issues abundant warmth and welcome, where there is space for a formal dining table alongside breakfast bar seating at the central island, topped in granite. Plenty of storage can be found in the bespoke classic country cabinetry, painted a soothing soft grey. Appliances include a Six-Four gas Aga with electric ovens and grill, Belfast sink, fridge and freezer.

Opening up from the kitchen to the rear, step into the sunny embrace of the conservatory, where full glass to the walls and ceiling brings the outdoors in, framing far reaching views out over the rolling countryside.

Steps lead up from the conservatory to the private terrace with hot tub and spectacular views.

## WHAT WE LOVE...

“With its harmonious blend of Victorian charm and contemporary elegance, cradled within enchanting gardens and with evocative views stretching out over the countryside, is a home perfectly in tune with its surroundings, designed to embrace modern living.”



## AND SO TO BED...

Returning to the entrance hallway, ascend the open tread staircase to arrive at the first-floor landing, where you will discover four double bedrooms.

The first two are large and light, offering leafy views to the front, and an original feature fireplace in one bedroom. A contemporary shower room serves these two rooms.

A sumptuously sized guest bedroom created above the sitting room as part of a modern extension awaits. Returning to the head of the stairs, make your way directly ahead to seek sanctuary and slumber.

Exposed brick adds warmth, amplified by the exposed chimney flue rising up from the sitting room below whilst there is the added bonus of an alcove dressing area.

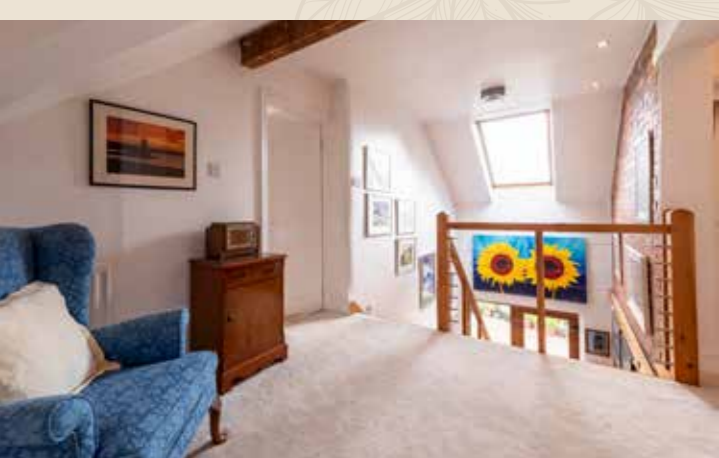
Refresh in the shower room en suite, beautifully illuminated courtesy of the large Velux window above.



## ROOM WITH A VIEW

Relax and unwind in the impressive principal suite, where breathtaking views await. Fitted wardrobes provide plenty of storage ensuring the bountiful bedroom remains clutter free, allowing the stunning, far-reaching views over the countryside and garden to take centre stage. Step outside onto the glass-enclosed balcony to savour the views, along with your morning coffee.

Soak and savour blue sky views from the roll top bathtub in the private en suite, a luxurious addition to this blissful bedroom.





## SUNSHINE, SHELTER AND SHADE

Outside, the glorious garden at Long View House is the embodiment of natural beauty, offering stunning views of the rolling countryside. A meticulously manicured lawn forms the heart of the landscape, bordered by flourishing flower beds that burst with successional colour throughout the seasons.

Thoughtfully designed with a series of distinct 'rooms,' each tier offers its own unique character.

Relax and soak up the sunshine on the large terrace outside or share a bottle of wine in the hot tub, whilst the large, flat striped lawn offers so much scope for children to play.

A tiered garden, with breathtaking views out over the countryside, follow the illuminated footpaths to discover its eclectic appeal, passing a fishpond fringed in colourful acers, tropical beds

brimming with banana trees and perfectly positioned seating areas.

Formal water features and rose beds feature alongside a small orchard of apple trees. As you arrive at the oak framed carport there is parking for two with storage room above.

Grow your own in the kitchen garden, with glasshouse, potting shed and greenhouse, with productive beds of rhubarb, blackcurrants and raspberries.

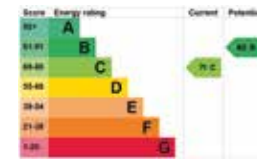
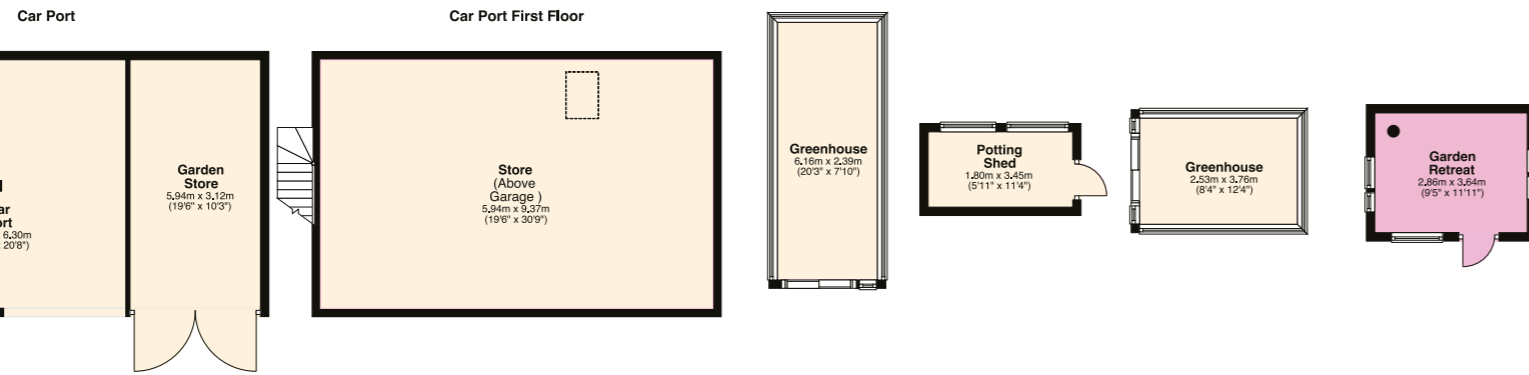
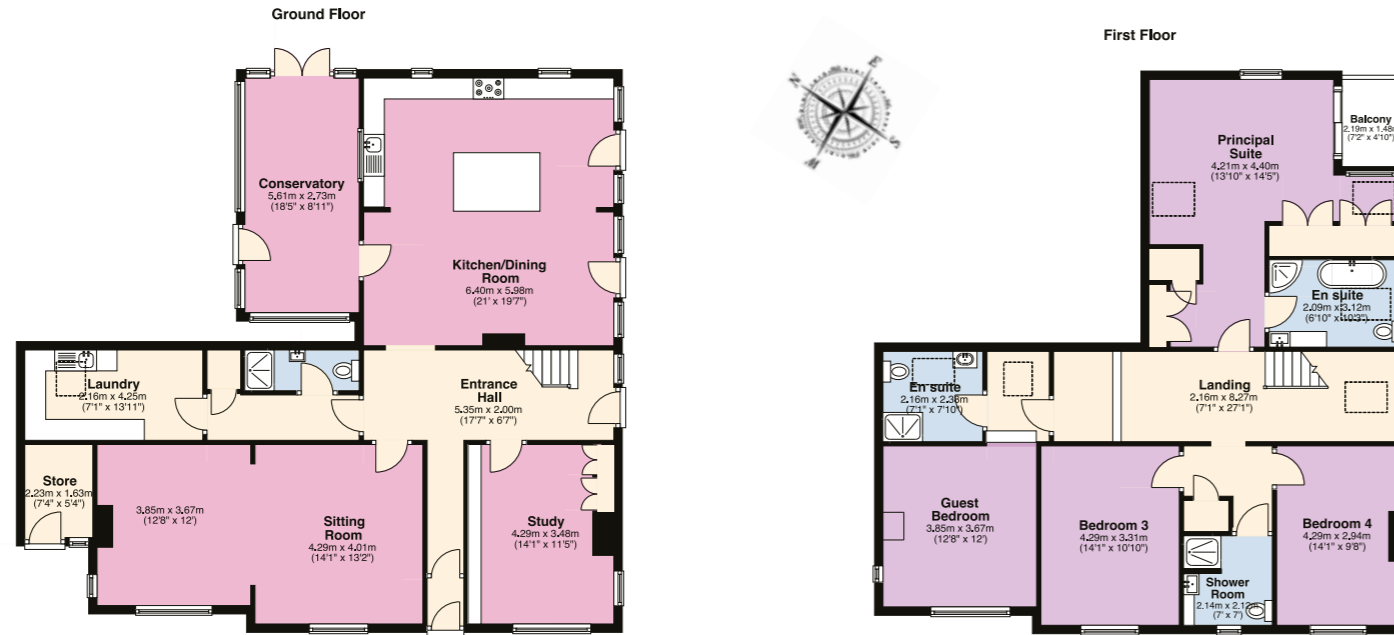
Down at the bottom of the garden, escape for a moment's peace and quiet in the privacy of the Garden Retreat. Modelled on a ferry booth ticket office from New England, wood panelled walls and a miniature log burning stove add comforting warmth to this quiet sanctuary, a true gardener's retreat.



## THE FINER DETAILS

Freehold  
 Detached  
 Constructed c.1870  
 Plot approx. 0.46 acre  
 Gas central heating  
 Mains electricity and water  
 Septic tank  
 Rutland County Council, tax band C  
 EPC rating C

Ground Floor: approx. 141.7 sq. metres (1525.4 sq. feet)  
 First Floor: approx. 114.4 sq. metres (1231.7 sq. feet)  
 Car Port: approx. 56.5 sq. metres (608.4 sq. feet)  
 Car Port First Floor: approx. 55.6 sq. metres (598.9 sq. feet)  
 Outbuildings: approx. 40.9 sq. metres (440.0 sq. feet)  
 Total area: approx. 409.2 sq. metres (4404.3 sq. feet)



## ON YOUR DOORSTEP

Explore the peaceful village of Manton, a conservation area nestled to the south west of Rutland Water. Home to an historic 14th century church, St Mary's, and a delightful local public house, The Horse and Jockey, discover the myriad of footpaths and cycle routes, awaiting exploration close by.

Close to Rutland Water, wildlife is plentiful, and twitchers should head to the shores of Rutland Water itself in the hopes of spotting such rare sightings as the Grey Plover, Whimbrel, Bar-tailed Godwit and Curlew Sandpiper, with the English Osprey a frequent visitor. Popular too for watersports, sailing, windsurfing, kayaking, paddleboarding and fishing are only some of the activities on offer at Rutland Water.

Families can look to the nearby neighbouring villages and towns for schools, including Edith Weston Academy and Uppingham C of E Primary, around five minutes away in nearby Uppingham. With independent schooling in mind, families are spoilt for choice with Uppingham, Oakham and Stamford all within a ten mile radius.

With fantastic road links to nearby market towns and villages, Long View House is poised for easy access for commuting. Meanwhile, rail links at Peterborough and Corby offer connections to London.

## LOCAL DISTANCES

- Oakham** 3 miles (7 minutes)
- Uppingham** 3.5 miles (7 minutes)
- Stamford** 10 miles (18 minutes)
- Corby** 11 miles (22 minutes)
- Oundle** 17 miles (33 minutes)
- Stamford** 10 miles (18 minutes)
- Market Harborough** 17 miles (34 minutes)
- Peterborough** 22 miles (35 minutes)
- Leicester** 22 miles (40 minutes)

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