

North Luffenham Road,
LE15 8NP
South Luffenham
Rutland
£650,000

Hurfords



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- Single Garage & Workshop
- Stunning 4 Double Bedroom Character Cottage
- Original Parts Dating Back to 1750
- Quiet Village Location Between Stamford & Uppingham
- Beautifully Renovated and Extended Throughout
- Recently Updated Modern Kitchen and Bathroom
- 3 Reception Rooms
- Home Office Space

6 North Luffenham Road South Luffenham Rutland LE15 8NP

Woodbine Cottage is a stunning example of a home, through the ages it was smaller farmer's cottages and military houses during the 20th century. Today it has been extended and brought in to the 21st century to offer a 4 bedroom stunning home with bags of space for families. Entering through the front door you are met with a generous hall with space for storage of coats and shoes with rear access door to the garden. To the left is a generous utility space for housing white goods, ideal for families. Moving through the cottage on the ground floor past a downstairs W/C you enter the most fabulous extension offering a large family lounge area with bi-fold doors opening up to the garden. The room boasts a log burning stove for those cooler evenings and is a fabulous space for entertaining. In addition there is a large space for a dining area currently housing a dining table with 8 chairs, perfect for families or when entertaining guests. From the dining room you enter the kitchen which has been tastefully updated in a modern style offering integrated fridge and freezer as well as AEG induction hob and two separate NEF ovens with slide and hide doors. To the front of the home are two further reception rooms currently utilised as a snug room with a log burner and the other a home office with an open fire both oozing character. Moving upstairs there are 4 great sized double bedrooms, the master benefitting from a Jack & Jill en-suite shower room shared with bedroom 4 which is currently utilised as a dressing room to the master. The other 2 double rooms to the front both sharing the large family bathroom which has been stunningly updated boasting a large roll-top bath, walk in shower as well as a pedestal basin & W/C.



To the front of the house is a block paved area for parking a vehicle and to the bottom of the garden is a single garage with workshop attached for further parking and storage. To the rear is a fully enclosed landscaped garden with mature trees & beds including a large wisteria and a mature vine over the seating area - a beautiful spot for alfresco dining and drinking. There is also a brand new greenhouse. A path leads down the lawn to access the bottom of the garden to the single garage and workshop.

Viewing this home is essential to take in the space on offer in this stunningly updated character home!

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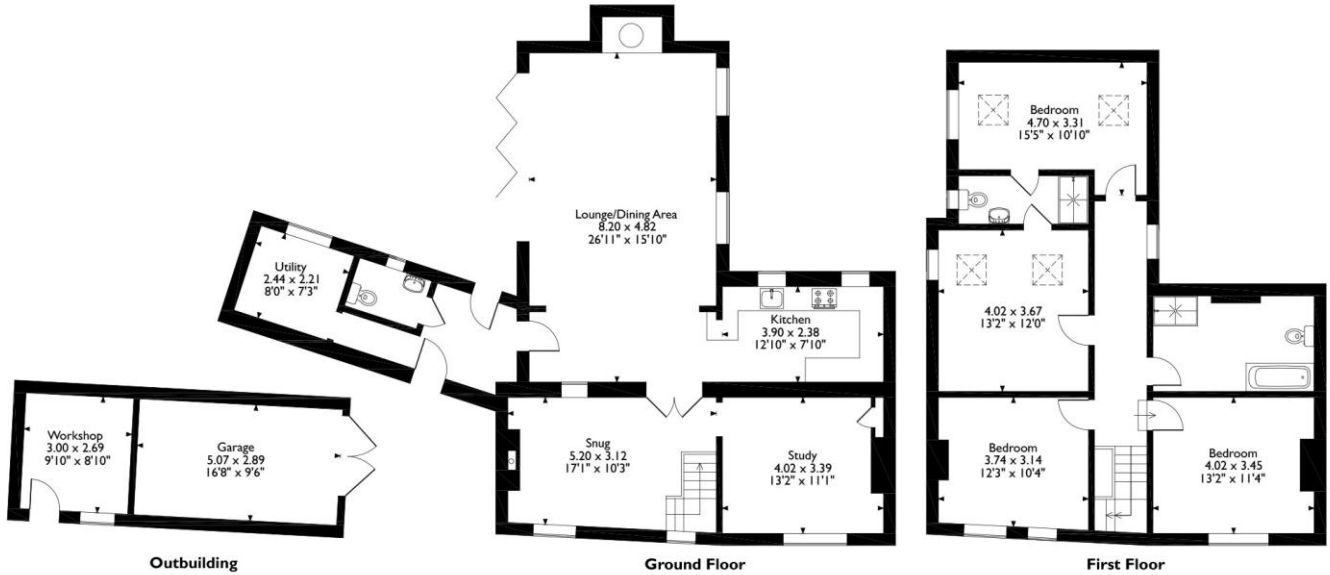
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Approximate Gross Internal Area

Main House = 182 Sq M/1959 Sq Ft

Garage/Workshop = 23 Sq M/248 Sq Ft

Total = 205 Sq M/2207 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

Snug 17'1" x 10'3"
Study 13'2" x 11'1"
Kitchen 12'10" x 7'10"
Lounge/Dining Area 26'11" x 15'10"
Utility 8'0" x 7'3"
Garage 16'8" x 9'6"
Workshop 9'10" x 8'10"
Bedroom 13'2" x 11'4"
Bedroom 12'3" x 10'4"
Bedroom 15'5" x 10'10"

TENURE: FREEHOLD



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01572 821777

21 High Street East, Oakham, LE15 9PY

uppingham@hurford.co.uk

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