



Hurford's

Manor Farm, Main Street, Allextion, Rutland Freehold £525,000

Key Features



- 4 Bedroom Character Property
- Beautifully Presented
- Fully Refurbished Throughout
- Large Landscaped Garden
- Off Road Parking

A beautifully presented 4 bedroom semi-detached home in the desirable village of Allexton, close to Uppingham. Refurbished throughout to a high standard offering executive family living with a handmade kitchen and also a cellar.

Entering through the front door you are met with a generous hallway with stairs to the first floor and a downstairs W/C. The hall is fully carpeted and boasts original doors to add to the character of the property. To the left is the most fabulous kitchen. Due to the quirks and shape of the kitchen it has been hand built and shows off the most stunning features. Where a fireplace once originated is now an induction hob with LED lights to add to the theatre under the huge oak beam. The kitchen is to a very high specification with 2 ovens, integrated dishwasher, fridge freezer and washing machine and a window to the front. From the kitchen there is access to a recently updated cellar. This houses the boiler but has been well thought out with lime render walls for breathing and also featuring a well in the corner. The cellar is a great addition for extra freezer space or even conversion to a games/bar area. Moving through to the rear of the property there is a fabulous dining area with hand built storage for crockery and wine glasses and can comfortably seat 8 guests with views out to the rear garden through a huge set of bi-fold doors. The dining room has been opened up to a



Manor Farm, Main Street Allexton, Oakham, Leicestershire

Approximate Gross Internal Area
Main House = 176 Sq M/1894 Sq Ft

Garage = 17 Sq M/183 Sq Ft

Total = 193 Sq M/2077 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.

fabulous snug/family area that again has glass doors over the garden, bringing in plenty of light to this space. To the right of the property is the most stunning cosy lounge. Offering the timber beam and log burner with exposed brick arch which oozes character and original features of this home with light from the rear area and a front window.

Moving upstairs, the accommodation comprises of four bedrooms. The master is to the rear and offers views over the garden with the benefit of fitted wardrobes to maximise the space and also its own en-suite with walk-in shower, fitted vanity unit useful for hiding toiletries and a heated towel rail. Bedroom two again is a great sized double room with windows to the front and rear with fitted wardrobes and the most fabulous Victorian fireplace. Bedroom three again is a great sized room and is currently used as a home office space but is a good sized bedroom with fitted wardrobes and views to the front. Bedroom four is a large double and also benefits from fitted wardrobes with views over the front of the property. These rooms all share the most fabulous shower room with fitted vanity units ideal for storage and a sumptuous large walk-in shower and heated towel rail.

The garden is mainly lawn, ideal for young families and landscaped with paving off the bi-fold doors perfect for when alfresco drinking and dining, with a raised additional paved area for the summery nights. There is a green house and raised vegetable beds as well as a shed for storage. The garden is completely enclosed and therefore great for pets and children alike. To the left of the property there is plenty of off-road parking with shared access to the neighbour behind on the drive and the property also benefits from a single garage detached from the home.


Viewing of this property is essential to take in the quality of this refurbished home in such an idyllic location.

To view this property call Hurfords on: 01572 821777

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