



Hurfords

Hillcrest, Chapel Street, Belton In Rutland Freehold £995,000

Key Features

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- Grade II listed character property
- Eight bedroom home
- Annexe potential STP
- Open fireplaces
- Cellar

This substantial and characterful stone built Grade II listed period home dating back to the early 17th century and mentioned in Pevsners Architectural Guide to the Buildings of England offers a rare opportunity to own a slice of history in the sought-after village of Belton, nestled in the beautiful county of Rutland. With an impressive eight bedrooms set across three floors, charming reception rooms, and wonderful potential in the outbuildings, Hillcrest is a home of both grandeur and flexibility.

Stepping inside, the ground floor immediately impresses with its sense of scale and charm. A welcoming hallway leads to elegant reception rooms, full of character with open fireplaces, creating warm and inviting spaces for entertaining and family life. A large kitchen, complete with an AGA, together with an adjoining utility, provides the heart of the home, while access from here leads to the substantial double garage and workshop.

The cellar offers excellent storage or the potential to create a wine cellar or hobby space, adding to the versatility of this remarkable home.



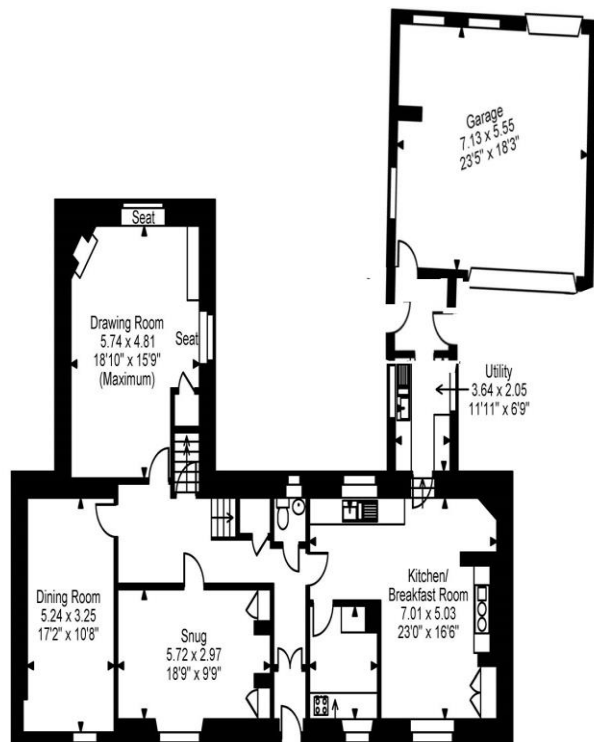
Hillcrest, Chapel Street, Belton in Rutland, Oakham

Approximate Gross Internal Area

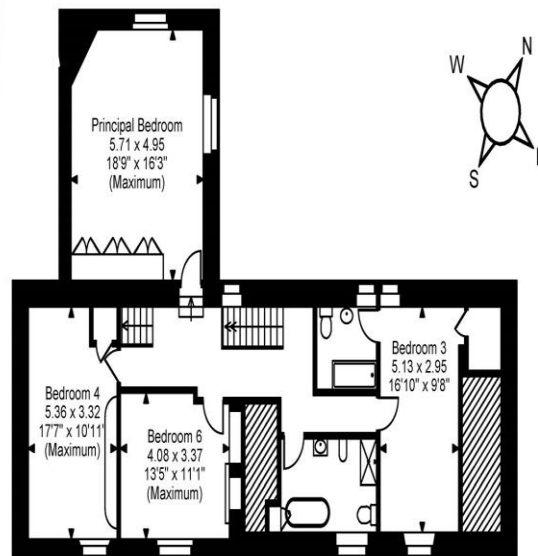
Main House = 3688 Sq Ft/343 Sq M

Garage & Outbuilding = 683 Sq Ft/63 Sq M

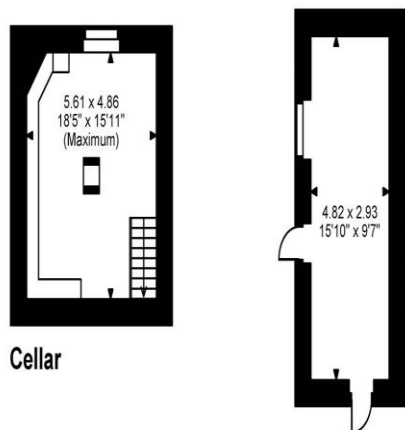
Total = 4371 Sq Ft/406 Sq M



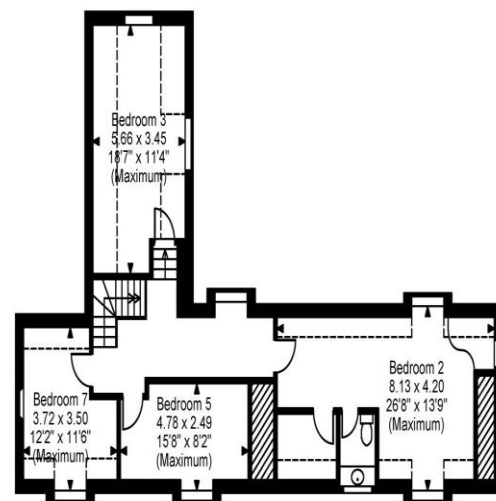
Ground Floor



First Floor



Cellar



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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On the first floor, you'll find four well-proportioned bedrooms, including a guest bedroom with en suite facilities, offering privacy and comfort. The remaining bedrooms on this floor are served by a family bathroom, making it ideal for family life and visiting guests.

The second floor provides four further bedrooms, one benefitting from its own WC, making it an ideal guest suite or private study area. This floor offers flexibility to suit modern living needs, whether that be home working, creative studios, or quiet retreats.

Outside, the property is complemented by a large garden, offering both space and tranquility, perfect for outdoor entertaining and family enjoyment. A separate barn also offers exciting potential for conversion into an annexe, studio, or home office-subject to the necessary planning permissions. Ample off-road parking is also available.

Location

Belton-in-Rutland is a picturesque and historic village, surrounded by rolling countryside yet ideally situated for modern life. The nearby market town of Uppingham, famed for its independent shops, restaurants, and the renowned Uppingham School, is just a short drive away. Oakham and Market Harborough are also within easy reach, both offering train connections to London and beyond. Excellent road links and nearby schools make this an ideal location for families looking to enjoy the charm of village life without compromising on convenience.

In summary, Hillcrest is a rare and unique opportunity to purchase a large, character-filled Grade II listed family home with incredible potential, set within one of Rutland's most desirable villages.

To view this property call Hurfords on: 01572 821777

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 21 High Street East, Uppingham, OAKHAM, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



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