



Hurfords

Main Street, Thorpe By Water, Oakham Freehold £750,000



# Key Features

 4  1  E  E

- Grade II listed
- Character property
- 1.6 Acres of land approximately
- Flexible living space
- Aga

Nestled in the idyllic village of Thorpe By Water, this charming and characterful grade II listed home offers the perfect blend of countryside tranquillity and convenient access to the nearby market towns of Uppingham and Oakham. Renowned for their excellent schools, vibrant independent shops, inviting cafés, and quality restaurants, these towns provide all the amenities a family could wish for while retaining the relaxed charm of Rutland's rural lifestyle.

Set within approximately 1.6 acres of beautiful gardens, grounds, and paddock, this delightful property provides a wonderful opportunity for those seeking both space and versatility.

## A Walkthrough of the Home

Stepping into the home, you are greeted by a sense of warmth and character. The ground floor offers a welcoming layout, with a cosy lounge featuring an Ingle Nook fireplace and log burner, the perfect place to relax and unwind on cooler evenings. The dining room provides an inviting setting for family gatherings and entertaining, while the further spacious reception room offers further flexibility, ideal as an addition living room or multi-functional space.



1, Main Street, Thorpe By Water, Oakham

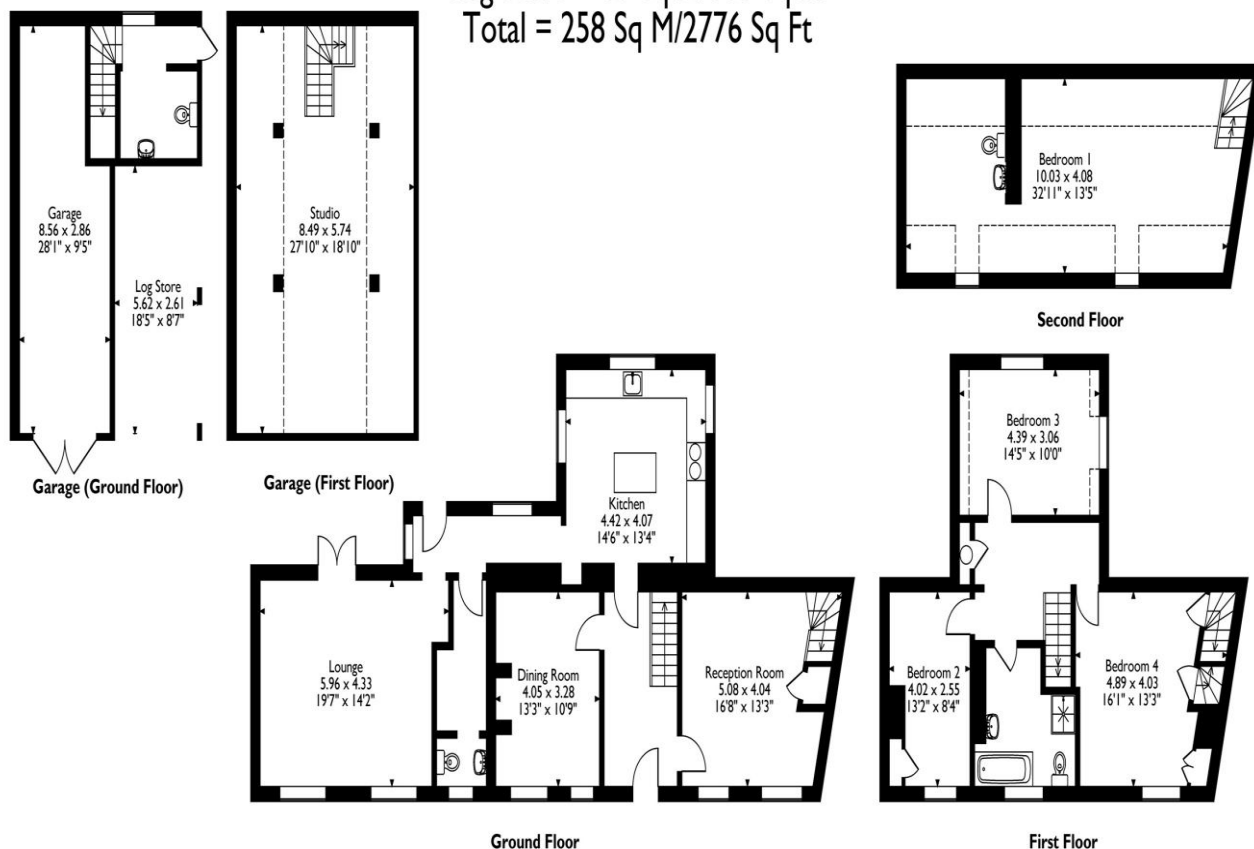
Approximate Gross Internal Area

Main House = 189 Sq M/2034 Sq Ft

Garage = 54 Sq M/581 Sq Ft

Log Store = 15 Sq M/161 Sq Ft

Total = 258 Sq M/2776 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.

At the heart of the home lies the kitchen, fitted with a classic AGA oven, blending modern functionality with timeless country charm. Complete with a stylish island creating a central hub for cooking, conversation, and everyday family life. Continuing from the kitchen you will find a handy utility room with W/C.

### Bedrooms and Bathrooms

The first-floor hosts three well-proportioned bedrooms, each filled with natural light and offering lovely views over the surrounding countryside. The fourth bedroom can also be accessed from a separate staircase in the living room and the master bedroom is located above, the master suite benefits from its own dressing area and WC, creating a private retreat for relaxation. The bedrooms are all generous in size, making this a truly comfortable family home.

### Garage and Studio

A real feature of this property is the detached garage with studio above. The garage includes a WC on the ground floor, while the studio above offers a superb multifunctional space-perfect for a home office, art studio, or guest accommodation depending on your needs.

### Outside

The property's generous 1.6-acre plot (approx) encompasses mature gardens, open lawns, and a paddock, providing ample room for outdoor living, gardening, or small-scale equestrian use. Whether you're enjoying a morning coffee overlooking the garden or hosting a summer gathering, the setting offers peace, privacy, and the beauty of rural Rutland at your doorstep.



# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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

 [uppingham@hurfords.co.uk](mailto:uppingham@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU100570 - 0005

