



## Stocken Hall Oakham, LE15 7RY

Approached down a sweeping driveway and set within an iconic Grade II\* listed country house dating back to the early 17th century, this exceptional duplex apartment delivers scale, style and flexibility in equal measure. A beautifully furnished three-bedroom, 3 bath/shower room duplex apartment benefits from three impressive reception rooms, flexible living space, off street parking and access to landscaped grounds, and is set amid Rutland's finest countryside, dining and leisure destinations. Conveniently located for the market towns of Stamford and Oakham, the property also offers straightforward access to the A1, making regional and national travel refreshingly simple.

£2,000 PCM

# Stocken Hall

Oakham, LE15 7RY



- Beautifully Presented Furnished duplex apartment
- Principal suite with en suite shower and dressing room
- High ceilings, sash windows and superb natural light
- Please note Stocken Hall House Rules included below
- Set over the first and second floors of this Converted Grade II\* Listed 17th Century Mansion House
- Large and versatile upper-floor seating area
- Fully Fitted Kitchen
- 3 double bedrooms - 2 with ensuites and all with excellent storage
- Stunning communal grounds, countryside views and 2 off-street parking spaces
- Please refer to attached Key Facts for Tenants for Material Information disclosures

## Entrance Hall

12'5 x 9'5 (3.78m x 2.87m)

## Drawing Room

24'2 x 21'6 (7.37m x 6.55m)

## Dining Room

20'0 x 16'7 (6.10m x 5.05m)

## Snug/Study

13'2 x 10'7 (4.01m x 3.23m)

## Kitchen

12'0 x 10'0 (3.66m x 3.05m)

## Inner Hall

## Master Suite inc Ensuite & Dressing Room Above

21'8 x 18'9 (6.60m x 5.72m)

## Ensuite Shower

8'11 x 7'0 (2.72m x 2.13m)

## Dressing Room (1st floor) - limited Head Height

8'11 x 6'9 (2.72m x 2.06m)

## Bedroom 2

15'11 x 11'3 (4.85m x 3.43m)

## First floor Sitting Area

19'8 x 15'10 (5.99m x 4.83m)

## Bedroom 3

18'10 x 13'4 (5.74m x 4.06m)

## Ensuite Bathroom

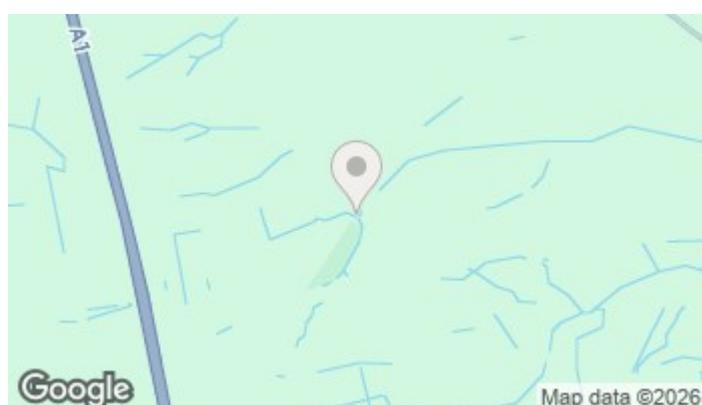
10'1 x 6'4 (3.07m x 1.93m)

## Walk In Wardrobe

## Boiler Room

## Off Street Parking - 2 Spaces (Communal)

## Communal Gardens

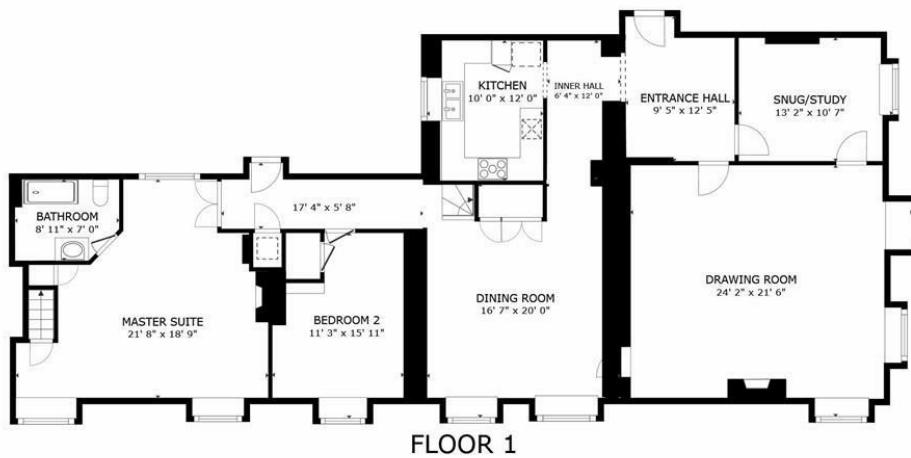


## Directions

Please use postcode LE15 7RY for Sat Nav assistance.



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 1,626 sq.ft. FLOOR 2 582 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 164 sq.ft.  
 TOTAL : 2,208 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

