



**STAPLEFORD ROAD, STAPLEFORD**

**Asking Price Of £450,000**

**Three Bedrooms**

**Freehold**



**PRIVATE END COTTAGE**

**PRIVATE AND SHARED GROUNDS**

**GOOD SIZED GARDEN**

**GOOD COMMUTER LINKS**

**GRADE II LISTED**

**OFF ROAD PARKING**

**LOCAL SCHOOLS NEARBY**

**COMPLETELY RENOVATED 2018**

**COUNCIL TAX BAND D**

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Nestled in the scenic Leicestershire countryside, tucked within a cherished tree and buildings conservation area this part pantile, part thatched (50/50) exquisite Grade II listed home originally dates back to the early 1700s. Just 2 miles away lies the village of Whissendine, offering everyday essentials with a local shop, post office, welcoming pub and a highly regarded primary school. Convenient access to nearby market towns of Melton Mowbray, Oakham and Stamford are just a short drive away, for those commuting further afield, local rail links from Melton, Oakham and Grantham provide fast mainline connections to London St Pancras and Kings Cross in under an hour.

The benefit of this particular Grade II listed property is that it has had a complete renovation in 2018, which includes, a new pantile and thatch roof (to Dorset standard), new electrics, plumbing and oil heating system, bathrooms, kitchen. A total bare-brick and complete renovation throughout.

**ENTRANCE HALL** 16' 4" x 7' 10" (4.99m x 2.39m) Approaching the front door, your eye is drawn to the finely crafted stone quoin details framing its entrance, an architectural nod to the home's timeless character, a feature that is also repeated to the windows and corners of the house. Step inside and you are welcomed into an inviting entrance hallway, where pale-washed original beams grace the ceiling with understated elegance. A hall window offers a picturesque view of the long and secluded front garden beyond. Continuing ahead, a discreet door reveals the downstairs cloakroom.

**CLOAKROOM** Complete with wash basin and WC, while an under stairs cupboard provides neatly hidden storage.

**SITTING ROOM** 13' 3" x 16' 4" (4.06m x 4.99m) Step into the sitting room, a haven of warmth and character that is nestled to one side of the entrance hall. Beneath a charming beamed ceiling with warm wooden floors underfoot, the walk-around centrally positioned chimney breast is a predominant focal point. Sunlight filters through windows to both the front and side, framing enchanting views of the gardens and the woodland beyond—a living tapestry of greenery and seasonal colour.

**DINING ROOM** 13' 8" x 9' 6" (4.18m x 2.91m) From the lounge, step into the open-plan dining room, a striking space crowned by a high, vaulted ceiling with an overhead Velux that creates an immediate sense of light and grandeur. At the far end, large double French doors invite the outside in, opening directly onto the terrace and garden, where the sweeping countryside views stretch to the horizon—landscapes once shaped by the hand of Capability Brown himself. Here, nature becomes a living masterpiece, changing with the seasons.

**KITCHEN/BREAKFAST ROOM** 20' 2" x 9' 4" (6.16m x 2.85m) Designed with both beauty and practicality in mind, this contemporary kitchen is a highly functional space. Its generous layout has a centrally placed range cooker framed by elegant white linear cabinetry beneath a sweep of pristine white quartz work surface that stretches the full length of the room. Every detail, thoughtfully considered—from the seamlessly integrated dishwasher and washing machine, to the abundance of discreet cupboard storage—while a dedicated space allows for an American-style fridge freezer. Beneath your feet, a decorative tiled floor adds an artistic flourish warmed by the luxury of underfloor heating. The rear window captures a timeless countryside view, a living canvas that changes with the seasons, while twin French doors open wide to connect the kitchen effortlessly to a sun-dappled patio and the secluded charm of the private rear garden. Here, outdoor entertaining becomes a pleasure, feeling effortless, and quiet moments of morning coffee are accompanied by birdsong and fresh country air—a truly enchanting environment.

**LANDING** From the entrance hall, ascend the staircase to a welcoming landing, a glass Juliet balcony overlooks the dining room below, allowing natural light to filter through.

**BEDROOM ONE** 13' 10" x 8' 7" (4.23m x 2.64m) A light-filled sanctuary with a rear window framing unspoiled countryside views. Overhead, a very generous Velux window pours in sunlight, creating a bright and uplifting atmosphere throughout the day. Within this serene space is a private en suite for privacy and convenience.

**ENSUITE** 4' 11" x 7' 10" (1.52m x 2.40m) featuring a large glass-enclosed shower, a sleek vanity sink, and a WC—every detail designed for comfort and style. Underfoot, the tiled floors are warmed by the gentle luxury of underfloor heating, adding a touch of indulgence to each step.

**BEDROOM TWO** 10' 9" x 13' 11" (3.3m x 4.26m) An inviting retreat, easily accommodating a king-size bed. Its side aspect and window frames a captivating view of mature woodland, just beyond a quiet, private gated lane—a scene that feels worlds away from the everyday. A fitted wardrobe and further room for storage is an added benefit.

**BEDROOM THREE** 14' 11" x 8' 11" (4.55m reducing to 1.74m x 2.72m) A bright and uplifting bedroom. Set beneath a softly pitched ceiling, the room feels instantly calming, bathed in natural light from a front-facing window. There is space for a double bed along with a built-in wardrobe, while the view to the front offers a tranquil tableau of the garden and rolling fields beyond.

**BATHROOM** 7' 1" x 5' 1" (2.18m x 1.57m) A raised, contemporary freestanding bath invites indulgent soaks, paired with a surface-mounted sink and W.C. Underfloor heating again brings warmth and comfort, while a dual-fuel heated towel radiator adds a touch of practical elegance. Walls clad in pristine white quartz gleam with a refined finish to complement the white suite.

**PRIVATE GARDENS** The secluded front garden offers a delightful array of fruit trees, including apple, plum, and cherry, alongside carefully selected specimen trees. Bordered by mature yew hedging, fencing, and part brick walls, the space provides privacy and character. The lawn is also complemented by vibrant shrubbery and planted borders. The fenced rear garden offers a peaceful outlook over adjacent woodland, with a private gate providing direct access to a rear path and open countryside beyond. Laid mainly to lawn, the garden features well-kept decorative borders, a cherry tree, and selected ornamental planting for year-round interest. A blue brick patio and paths create inviting spaces for both relaxing and entertaining. The garden also houses an external combi oil boiler, neatly positioned to the back of the property.

**SHARED GROUNDS** The Bede Houses are approached through their own gated access that leads to designated parking spaces whilst also offering ample additional parking for guests and visitors. Having woodland flanked, gravelled and shared lawned grounds with large specimen trees and hedged boundaries. No. 1 Bede House being the most private. Located at the opposite end of driveway and grounds and benefiting from its own private front and rear gardens. All framed by timeless landscapes and steeped in character.

The property is Grade II Listed. More information can be found by entering this address into a search engine [historicengland.org.uk/listing/the-list/map-search?postcode=%20LE14%20SF&c learresults=True](https://historicengland.org.uk/listing/the-list/map-search?postcode=%20LE14%20SF&c learresults=True)

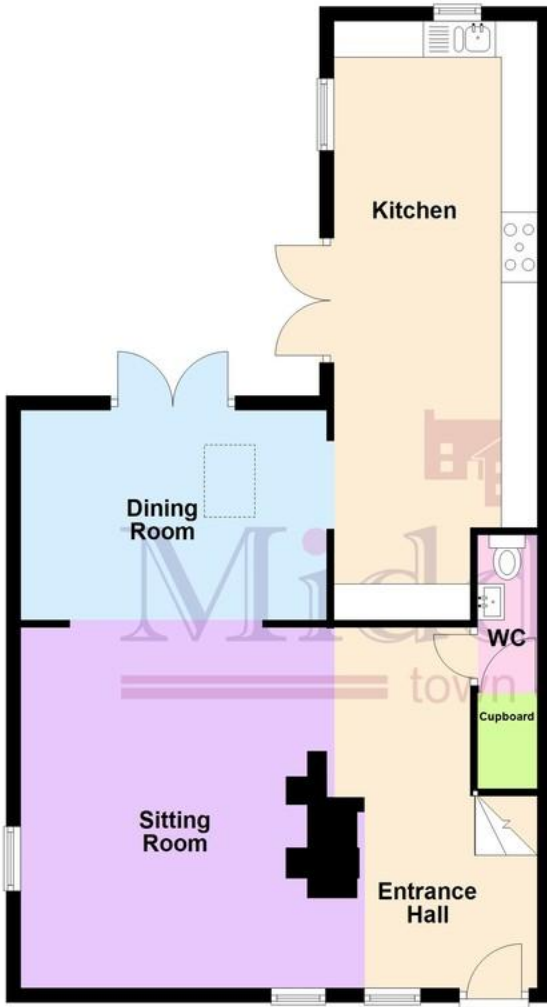
**AGENTS NOTE** Please note that any services, heating systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.



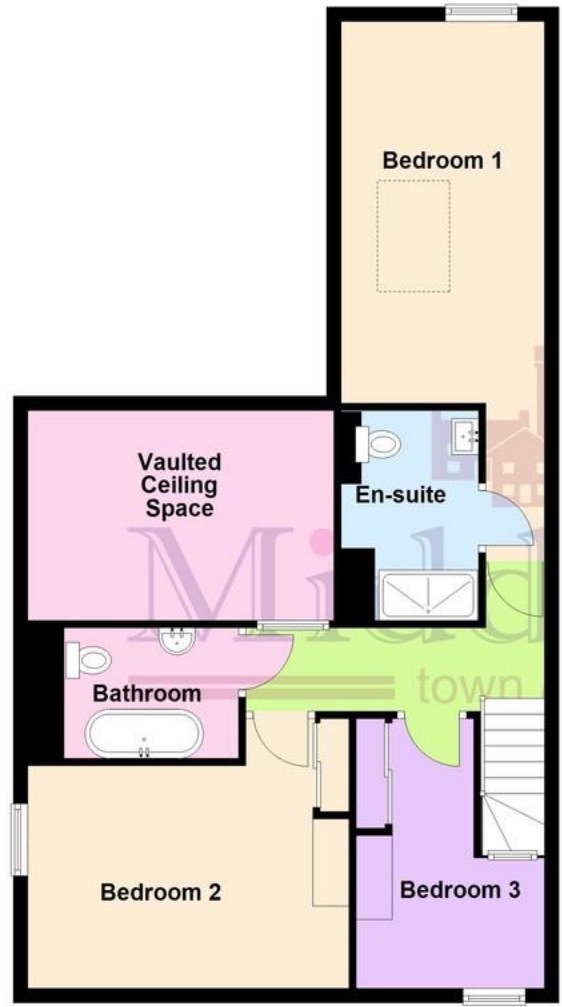




**Ground Floor**



**First Floor**



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		