



Beech House
67 High Street East | Uppingham | Rutland | LE15

 FINE & COUNTRY

KEY FEATURES

- *Spacious Semi-Detached Non-Listed Victorian Townhouse*
- *Within Walking Distance of the Town Centre, Local Amenities and Facilities*
- *Arranged Over Three Floors, Offering Versatile and Flexible Accommodation*
- *Entrance Hall, Reception Room, Dining Room and Garden Room*
- *Kitchen/Breakfast Room, Utility Room, Pantry and Downstairs WC*
- *First Floor: Three Double Bedrooms, Family Bathroom and Study*
- *Second Floor: Two Further Bedrooms and Family Bathroom*
- *Walled Courtyard-Style Rear Garden with Feature Pond*
- *Additional Generous Side Lawn Garden Framed by Shrubs and Hedges*
- *Mature Beech Tree Creating a Striking Focal Point at the Centre of the Lawn*
- *Two Stone-Built Outbuildings Providing Excellent Storage*



Occupying an enviable position within easy walking distance of Uppingham town centre, Beech House is an attractive Victorian townhouse with accommodation extending to approximately 2,836 sq ft across three floors, together with two useful outbuildings. Believed to date from around 1896, the house combines a substantial and unusually flexible interior with considerable period character, while its gardens are an unexpected delight for such a central setting.

The handsome ironstone facade gives an immediate sense of the property's age and character, with stone detailing, a bay window and a gabled upper storey creating a particularly appealing street scene. The covered entrance opens into a long entrance hall, where an original Minton tiled floor immediately establishes the Victorian character of the house. Its intricate geometric pattern is one of the property's particularly attractive surviving period details. The hallway also offers practical storage, with two useful cupboards positioned beneath the staircase.

At the front of the house is an elegant reception room, a well-proportioned space with a broad bay window bringing in plenty of natural light, while the fireplace provides a handsome focal point. The room has the proportions expected of a Victorian townhouse and could readily accommodate both larger pieces of furniture and distinct seating areas.

Behind it, the separate dining room provides another generous reception space, again with a fireplace, and leads towards the rear of the house. The overall arrangement makes Beech House particularly adaptable, allowing its principal rooms to retain their individual character while remaining well connected for day-to-day family life and entertaining.

One of the most distinctive rooms is the garden room, positioned between the dining room and kitchen and opening directly onto the courtyard garden. Measuring approximately 15'4" by 12'5", it is a wonderfully light space beneath a glazed pitched roof, with exposed roof timbers and French doors overlooking the garden. Whether used as an informal sitting room, reading room or simply



somewhere to enjoy the changing seasons, it creates an appealing transition between house and garden.

The kitchen breakfast room offers plenty of space for both cooking and informal dining, while windows overlooking the garden bring in further natural light. The existing kitchen is functional but also offers clear potential for a new owner to update the space to their own taste and create a particularly impressive everyday heart to the house.

Beyond the kitchen is a useful walk-in pantry, followed by a separate utility room and a store room. Together with a ground-floor cloakroom, these practical areas give the house an excellent level of ancillary accommodation and help to keep the main living areas uncluttered.

The first floor provides three generous bedrooms together with a fourth, smaller room currently shown as a study. The largest bedroom on this floor occupies the rear of the house, while two further double bedrooms are positioned towards the front. Two retains a fireplace and other period details, adding further character to the upper floors.

The smaller room on this level would make an ideal home office, dressing room or occasional bedroom, illustrating one of Beech House's great strengths: its ability to adapt to very different household requirements. A family bathroom completes the first-floor accommodation.

The second floor offers still more flexibility. Here, a particularly impressive room extends to around 29 feet in length and could make a superb principal bedroom, a generous guest suite or, potentially, be configured to suit a variety of needs. Alongside it is a separate room which, depending on requirements, could be used as a dressing room, an additional bedroom or study. A second bathroom serves this floor. In all, the layout could provide four, five or potentially six bedrooms, depending upon how a purchaser chooses to use the smaller rooms.













Outside, the gardens are one of the property's real surprises. Immediately behind the house is a sheltered courtyard-style garden, enclosed by established planting and the mellow stone walls of the house and neighbouring buildings. It provides an intimate setting for outdoor dining, while a walkway through the stone wall leads to a much more generous garden beyond.

At the centre of the larger lawn stands the magnificent mature beech tree from which the house takes its name. Its impressive scale and broad canopy create an established, secluded feel, remarkably removed from the town centre just a short walk away. Mature shrubs and planting provide further structure and privacy, while the gardens offer plenty of scope for a keen gardener to further enhance and develop the grounds over time.

There are also two substantial stone-built outbuildings, currently providing excellent storage and offering, subject to the necessary permissions and works, further potential for hobbies, workspace or other ancillary uses.

Beech House is presented in a traditional style and would now benefit from a programme of updating, but its fundamental appeal is clear. The scale of the accommodation, flexible three-storey layout, wealth of character and unusually generous gardens create an excellent opportunity to restore and personalise a substantial

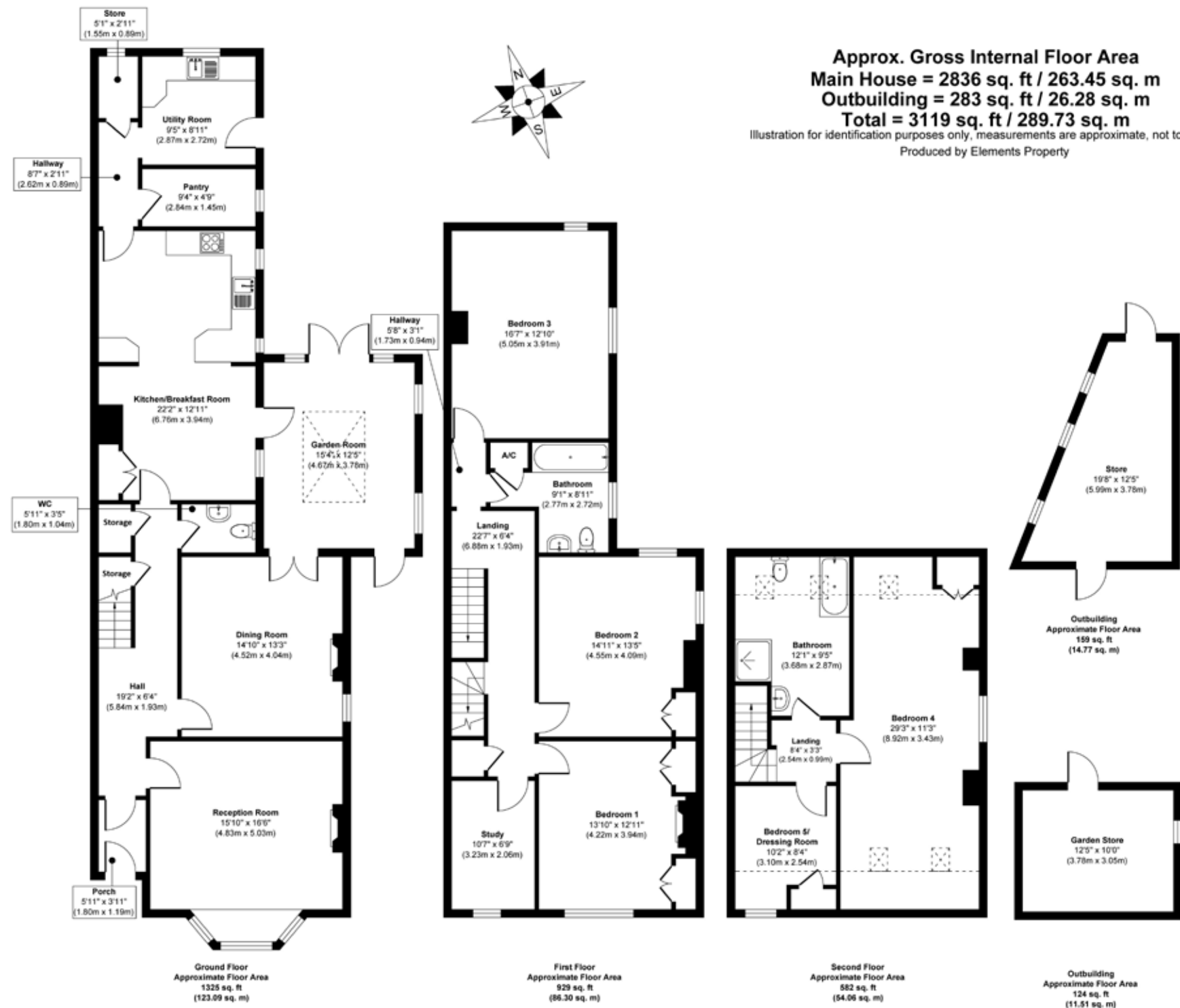
period home in the heart of Uppingham.

Beech House enjoys an excellent position within a short walk of the heart of the much sought-after market town of Uppingham, placing the town's independent shops, cafés, pubs and restaurants, together with the highly regarded Uppingham School, close at hand.

Oakham and Stamford are both readily accessible by road, while Leicester and Corby are also within convenient reach. For those commuting to London, Corby provides direct mainline rail services to London St Pancras, while Peterborough is approximately 30 minutes by car, offering fast services to London King's Cross.

With everyday amenities, shops and services all within easy walking distance, Beech House offers the convenience of town-centre living while retaining the space, privacy and garden that are often difficult to find in such a central position.

For a purchaser looking for a handsome Victorian house with character, flexibility and genuine potential, Beech House offers an increasingly rare combination: more than 2,800 sq ft of accommodation, substantial gardens and an exceptionally convenient position, all within one of Uppingham's established residential streets.



LOCAL AUTHORITY: Rutland County Council
SERVICES: Mains Electricity, Water and Drainage, Gas Central Heating
TENURE: Freehold
COUNCIL TAX BAND: F

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LOCATION



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