



Main Street, Ayston, Oakham Freehold OIEO: £350,000

Hurfords

Key Features



- No onward chain
- Development potential
- Possibility to extend
- Off Road parking
- Picturesque Village location

Approached via the garden, the property welcomes you into a delightful conservatory. This bright and versatile space enjoys a pleasant outlook over the garden and provides an ideal setting for relaxing or entertaining, seamlessly linking indoor and outdoor living.

From here, you move into the kitchen dining area, which forms the heart of the home and offers a sociable setting for everyday living. Beyond lies the living room, a comfortable and inviting space positioned to the front of the property, enjoying views out across the surroundings. Stairs rise from here to the first floor.

Upstairs, the property offers two well-proportioned bedrooms along with a family bathroom, providing comfortable accommodation with scope to adapt or enhance to suit individual needs.



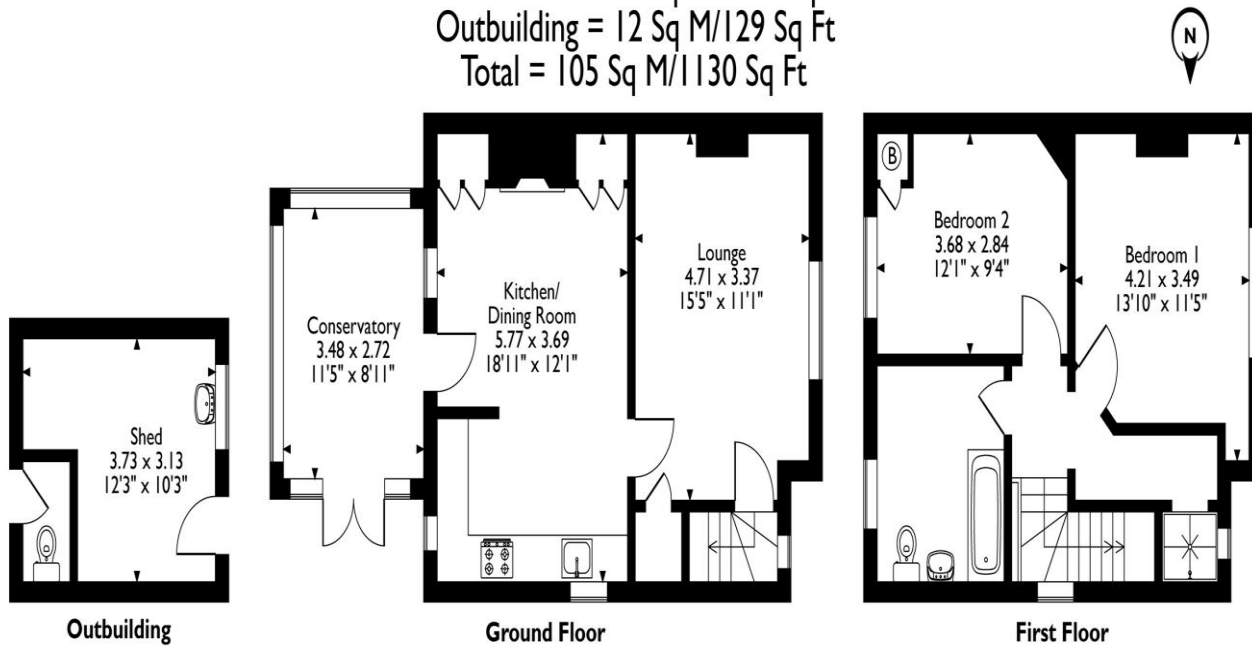
Externally, the property continues to impress. The garden is of a particularly generous size, offering a wonderful sense of space and privacy, along with significant potential for landscaping or further development. There is also clear opportunity to extend to the side of the property, making the most of the ample plot (subject to planning). To the rear, there is the added benefit of driveway parking and a garage, along with an additional outbuilding providing useful storage or workshop space.

Ayston is a picturesque Rutland village where opportunities to purchase are few and far between, making this an especially appealing prospect. The property is ideally positioned just a short distance from the market towns of Uppingham and Oakham, both offering an excellent range of shops, cafés, restaurants and everyday amenities, as well as highly regarded schooling options. The surrounding countryside is truly stunning, with Rutland Water also nearby, providing a wealth of outdoor leisure opportunities.

This is a fantastic chance to secure a home with character, space, and outstanding potential in a truly beautiful setting.



8, Main Street, Ayston, Oakham
Approximate Gross Internal Area
Main House = 93 Sq M/1001 Sq Ft
Outbuilding = 12 Sq M/129 Sq Ft
Total = 105 Sq M/1130 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.

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