





## Church views, character and comfort...welcome to Hillborough House in the pretty village of Whissendine.

A Grade II listed home with a distinct sense of history, sense the calm upon arrival, with birdsong resonating as you pull up the gravel driveway. Plenty of parking is available both here and within the double garage, with its electric doors.



## COMFORT AND CHARACTER

Stone steps lead up through the garden to the front door. Infused with character from the outset, in the entrance hallway exposed stone rises up with the staircase ahead on the wall to the left, balanced by an open airiness, with light entering via a glazed door to the rear.

Relax in comfort in the family snug, where beams above are whitewashed, and modern lighting blends with a pop of colour to the wall, wooden flooring, contemporary radiators and a cosy Clearview log-burning stove for a warm, welcoming ambience.

## WINE AND DINE

Classic pairs with contemporary throughout the home, consummately successful in the dining room, where minimal glass pendants suspended above the eight-seater table work perfectly with the low-key whitewash of the walls and ceiling. A cushioned alcove in the window seat invites views out over the garden to the front. Exposed stone in the ornamental fireplace alcove is dressed in glass shelving, now accommodating a store of logs for the fire in the snug.

Quarry tiled underfoot, the solid oak kitchen retains a classic farmhouse homeliness, combining integrated modern fridge and freezer with the Stoves oven and hob, alongside a freestanding dishwasher. Additional space and storage can be found in the laundry room to the side.



## FAMILY TIME

Free flowing in its design, hallways and rooms connect with ease for a modern family feel, with a long hallway leading to what was formerly the old dairy, now reimagined as a spacious sitting room. Retaining all its character – exposed stone and high ceilings – warmth emanates from a gas log burner, while there is optimum space for family and friends to gather, with the garden room, tucked off to the side and opening up to the garden, ideal for spilling into on sunny afternoons.





## BEDTIME BECKONS

Versatile in its design, the bedroom to the front currently serves as the principal, dressed in warm peachy tones and with a handsome ornamental fireplace, with views over the pretty village and church.

Stairs lead to the second floor, where one bedroom with high ceiling and Velux views over the countryside is currently used as a home office.

Soak in the serenity in the family shower room, before making your way to the second double bedroom on this level, a spacious bedroom featuring deep built-in storage and an en suite shower.

Opposite, another large bedroom features two skylight windows, exposed sanded wooden flooring and built-in storage.





## OUTDOOR OASIS

The quintessentially English garden, with its sculpted feel, bark mulched borders, shaped shrubbery and neatly edged lawn, soaks in the south-west facing sunshine. Relax and unwind in comfort and privacy; fenced to the sides, the garden is a safe and secure oasis for all, reassuring for those with children and pets.

A large, paved terrace outside the garden room and beyond offers a place to dine al fresco and relax to the soothing sound of the water feature, while circular walled borders blend colourful planting with mature trees, providing shelter and shade on sunny days, all beneath the watchful eye of the village church.



Designed for summer enjoyment in the private, peaceful and beautifully landscaped garden, and winter warmth beside the fire in the many reception rooms – both cosy and spacious – Hillborough House is a home that moves effortlessly through the seasons, perfect for the quiet moments, family interludes and entertaining and celebration that come as part and parcel of everyday life.



## THE FINER DETAILS

Freehold  
Semi detached  
Dates to 1700s  
Grade II listed  
Gas central heating  
Mains electricity, water and sewage  
Rutland County Council, tax band G

Ground Floor: approx. 143.3 sq. metres (1,542.7 sq. feet)  
First Floor: approx. 56.2 sq. metres (605.1 sq. feet)  
Second Floor: approx. 46.8 sq. metres (503.5 sq. feet)  
Total Home: approx. 246.3 sq. metres (2,651.3 sq. feet)  
Garage: approx. 32.3 sq. metres (347.7 sq. feet)  
Greenhouse: approx. 4.1 sq. metres (44.7 sq. feet)



## OUT AND ABOUT

Whissendine is a village where heritage and community remain central to daily life. From the striking tower of St Andrew's Church to the much-loved Whissendine Windmill, its architecture lends the village a distinctive sense of character, while the village hall sits at the heart of local life, hosting events and gatherings throughout the year. There is a wonderfully active spirit here too, with cricket, football, tennis, archery and crown green bowls all contributing to the rhythm of village life, while the annual Feast Week in July is a longstanding tradition that brings the community together in memorable fashion. For quieter moments, pause awhile at The White Lion, where the riverside beer garden offers a relaxed setting for lunch or an evening drink.

Beyond the village, Rutland Water is close at hand for walking, cycling and sailing, while nearby Stamford and Uppingham provide an appealing mix of independent shops, cafés and everyday amenities.

Families are particularly well served, with Whissendine C of E Primary School in the village itself, and excellent independent schooling available at Oakham, Uppingham and Stamford, all within around 20 minutes by car. For commuters, both Oakham and Melton Mowbray railway stations are within easy reach, keeping wider connections conveniently close.

## LOCAL DISTANCES

Oakham 4.5 miles (10 minutes)  
Melton Mowbray 7 miles (15 minutes)  
Uppingham 11 miles (19 minutes)  
Stamford 16 miles (27 minutes)  
Grantham 19 miles (34 minutes)  
Corby Railway Station 20 miles (38 minutes)  
Leicester 24 miles (41 minutes)  
Peterborough Railway Station 29 miles (42 minutes)

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