



Hurfords

Chapel Street, Belton-In-Rutland, Oakham Freehold £975,500

Key Features



- Grade II listed character property
- Six-bedroom home
- Annexe potential STP
- Open fireplaces
- Wine Cellar

This substantial and characterful stone-built Grade II listed period home, dating back to the early 17th century and mentioned in Pevsner's Architectural Guide to the Buildings of England, offers a rare opportunity to own a slice of history in the sought-after village of Belton, nestled within the beautiful county of Rutland. With an impressive six bedrooms set across three floors, charming reception rooms, a dedicated study, games room, and wonderful potential in the outbuildings, Hillcrest is a home of both grandeur and flexibility.

Stepping inside, the ground floor immediately impresses with its sense of scale and charm. A welcoming hallway leads to elegant reception rooms, full of character with open fireplaces, creating warm and inviting spaces for entertaining and family life. A large kitchen, complete with an AGA, together with an adjoining utility, provides the heart of the home, while access from here leads to the substantial double garage and workshop.



A wine cellar adds further appeal, providing excellent storage and a superb space for wine enthusiasts, while also offering flexibility for a variety of lifestyle needs.

On the first floor, you'll find well-proportioned bedrooms, including a guest bedroom with en suite facilities, offering privacy and comfort. The remaining bedrooms on this floor are served by a family bathroom, making it ideal for family life and visiting guests. A dedicated study provides the perfect space for home working, reading, or quiet retreat.

The second floor continues to offer versatile accommodation, including further bedrooms, a games room, and additional facilities, making it ideal for growing families, guests, or those seeking flexible living arrangements. This floor can easily adapt to modern lifestyles, whether for recreation, hobbies, or additional workspace.

Outside, the property is complemented by a large garden, offering both space and tranquillity, perfect for outdoor entertaining and family enjoyment. A separate barn also offers exciting potential for conversion into an annexe, studio, or home office, subject to the necessary planning permissions. Ample off-road parking is also available.



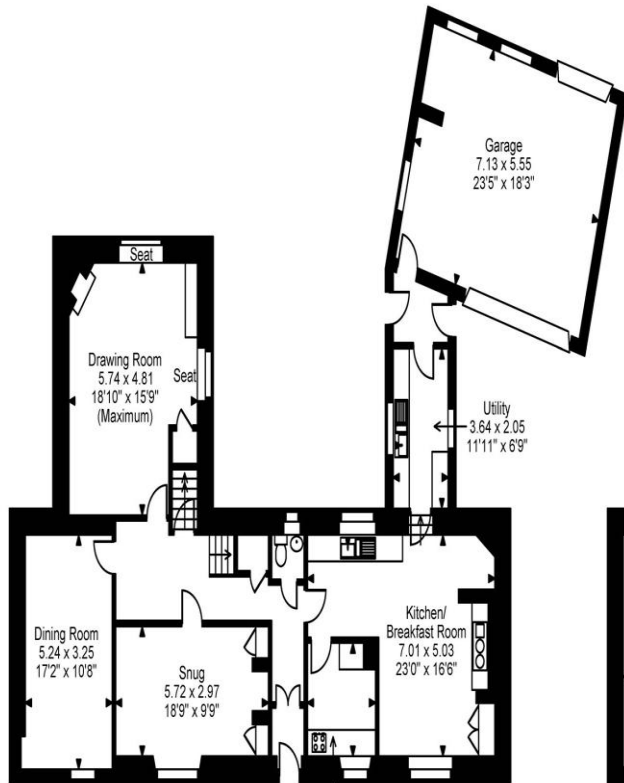
Hill Crest, Chapel Street, Belton in Rutland, Oakham

Approximate Gross Internal Area

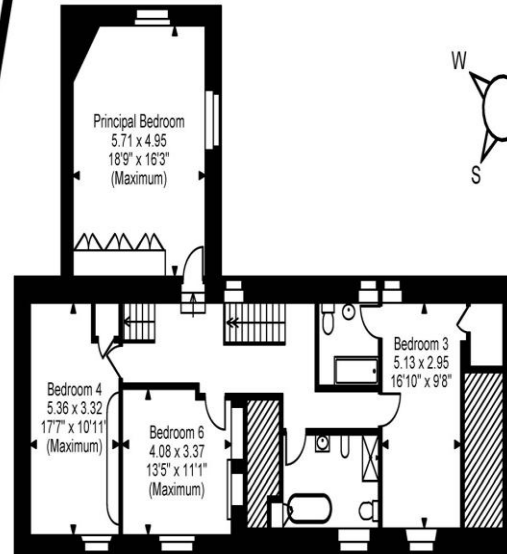
Main House = 3688 Sq Ft/343 Sq M

Garage & Outbuilding = 683 Sq Ft/63 Sq M

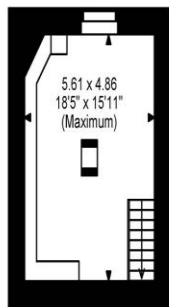
Total = 4371 Sq Ft/406 Sq M



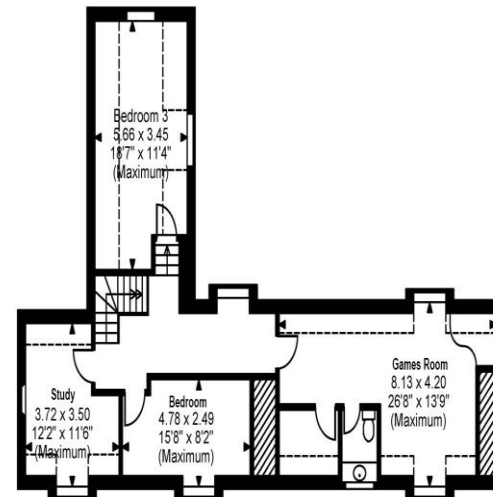
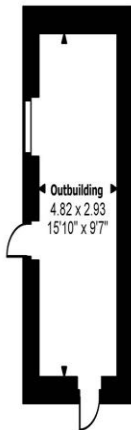
Ground Floor



First Floor



Wine Cellar



Second Floor

Location -

Belton-in-Rutland is a picturesque and historic village, surrounded by rolling countryside yet ideally situated for modern life. The nearby market town of Uppingham, famed for its independent shops, restaurants, and the renowned Uppingham School, is just a short drive away. Oakham and Market Harborough are also within easy reach, both offering train connections to London and beyond. Excellent road links and nearby schools make this an ideal location for families looking to enjoy the charm of village life without compromising on convenience.

In summary, Hillcrest is a rare and unique opportunity to purchase a large, character-filled Grade II listed family home with six bedrooms, a study, games room, and exceptional potential, set within one of Rutland's most desirable villages.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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