



Figtree Farmhouse and Farm Buildings
Ridlington, Oakham, LE15 9AX
Price Guide £895,000

Richardson

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Key Features

- Grade II Listed former farmhouse in a peaceful Rutland village
- Three double bedrooms and refitted bathrooms/ensuites
- Private gardens and grounds of approximately 0.65 acres
- Beautifully modernised and extended with original character features
- Spacious reception rooms and refitted kitchen breakfast room
- Two barns with planning permission for two 3-bedroom dwellings



3



2



3



Situated in a tucked away position within this peaceful Rutland village Figtree Farmhouse is a quintessential Grade II Listed former Farmhouse which has undergone recent modernisation and clever extension into some of the former farm buildings to blend the original charm and character of open beams, fireplaces and flooring with modern day living including refitted kitchen breakfast room, refitted bathrooms/ensuites and underfloor heating to the extension area. Rethatched in 2024 and sitting in a plot of approximately 0.65 acre in all the accommodation is spacious with surprising high ceilings to the rooms. A lovely solid oak door opens to the dining room with a quarry tiled floor and feature recessed fireplace. The sitting room is another sizeable reception room with flagstone/oak flooring, inglenook fireplace and trap door to cellar, a study to the rear of the property gives that extra flexibility. The kitchen breakfast has been refitted with modern grey fronted units and granite work surface with built in appliances and island. The rear hall has a door to the outside, cloakroom and utility room. The extension into part of the former outbuildings gives a master bedroom space with a wet room ensuite - it could also be used as additional living space having French doors to the outside. To the first floor a spacious landing area/small study area gives access to the refitted 4 piece bathroom and 2 double bedrooms. Approached by a driveway passing through a 5 bar gate to gravel hardstanding for several vehicles with useful outbuildings currently used as storage & workshop. The gardens are to the front, side and rear of the property laid principally to lawn with patio areas and a high degree of privacy. In addition there are two traditional barns in the former farmyard with full planning permission to convert into two 3 bedroom dwellings.

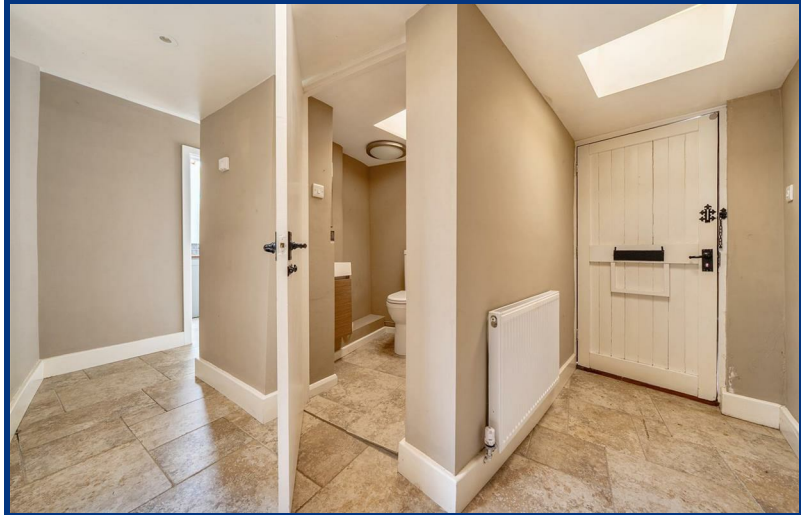
Dining room
17'10" x 15'3" (5.46m x 4.67m)

Sitting room
29'1" x 15'4" (8.88m x 4.69m)

Study
12'11" x 7'1" (3.96m x 2.18m)

Kitchen breakfast
12'11" x 11'1" (3.96m x 3.39m)

Rear hallway





Cloakroom

Utility room

Master bedroom/additional sitting room
17'5" max x 14'11" max (5.31m max x 4.56m max)

Ensuite wet room

First floor landing
10'9" x 6'7" (3.3m x 2.03m)

Bedroom
16'1" x 14'5" (4.92m x 4.4m)

Bedroom
16'3" x 14'11" (4.97m x 4.56m)

Bathroom
11'10" x 8'11" (3.63 x 2.74m)

External details

Approached by gravel driveway from Top Road passing through a 5 bar gate the driveway opens to provide plenty of hardstanding and turning area. Useful outbuildings Workshop 6.91m x 2.51m and storage barn 7.55m x 4.88m. Large paved patio to front leading onto the gardens which wrap around the property with gated access through stone wall to the rear. The gardens are laid to lawn with walling, mature trees and hedging giving a high degree of privacy.



Planning Permission

The sale includes two traditional barns which formed part of the original farmyard. These barns currently have Full Planning Permission for the conversion into two separate dwellings which was granted by Rutland County Council under planning reference FUL/2004/0436/AH and (LBA/2004/0437) on 11th April 2005. This planning permission is extant, and this is confirmed in a letter dated 28th April 2010 received from Rutland County Council stating that one of the original conditions of the planning consent has been discharged. The planning consent is therefore still in existence and valid overall. Interested parties must make and rely upon their own enquiries to RCC planning department for clarification on the planning status. The consent provides for the conversion of the redundant agricultural barns into two 3-bedroom dwelling house - Barn 1 approximately 1,733 sqft (161 sqm), Barn 2 approximately 1,528 sqft (142 sqm). Each barn will have its own access, one from Noel Lane and one by sharing part of the access lane to Figtree Farmhouse. The details of the planning permission and drawings can be obtained from Rutland County Council Planning website under the planning reference FUL/2004/0436/AH and (LBA/2004/0437)

Services

To Fig Tree Farmhouse Mains water, sewerage, main electricity. Oil fired central heating

Tenure

Freehold

Council Tax

Rutland County Council Band F

Communication

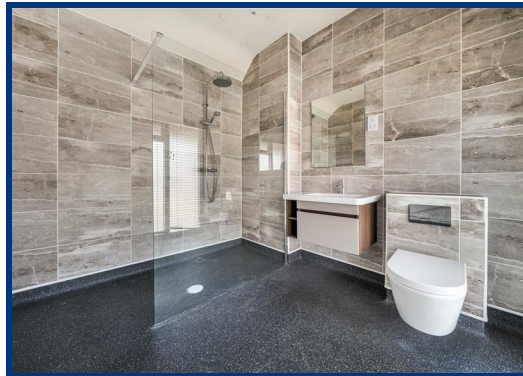
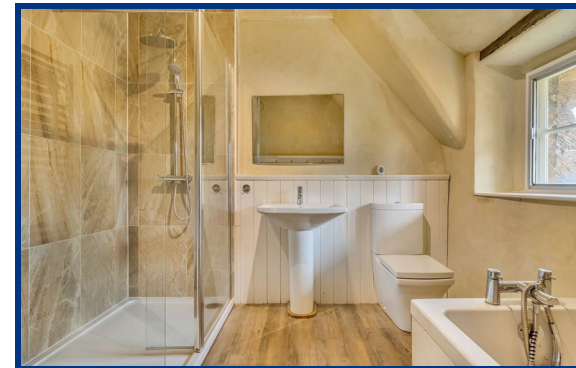
According to Ofcom: Superfast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Agents notes

The barns with planning permission are in a dilapidated condition, overgrown and with uneven ground. Great care must be taken during any viewing with suitable footwear to be worn. Any viewers do so at their own risk and neither the vendor or their agents will be responsible of any injury cause while viewing the property.

Viewing

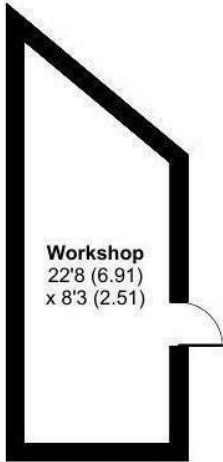
By telephone appoint with Richardson or joint agents Murray. post@richardsonsurveyors.co.uk



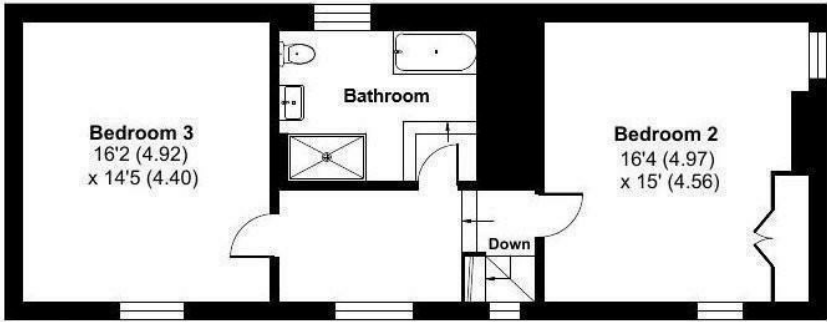




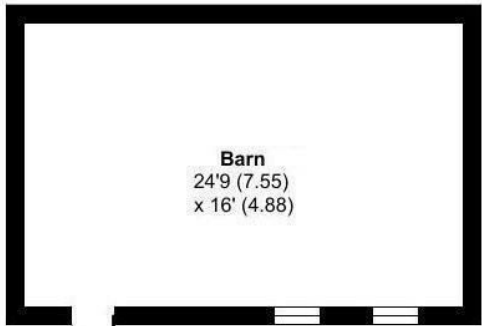
Approximate Area = 2064 sq ft / 191.7 sq m
Outbuildings = 555 sq ft / 51.5 sq m
Total = 2619 sq ft / 243.2 sq m
For identification only - Not to scale



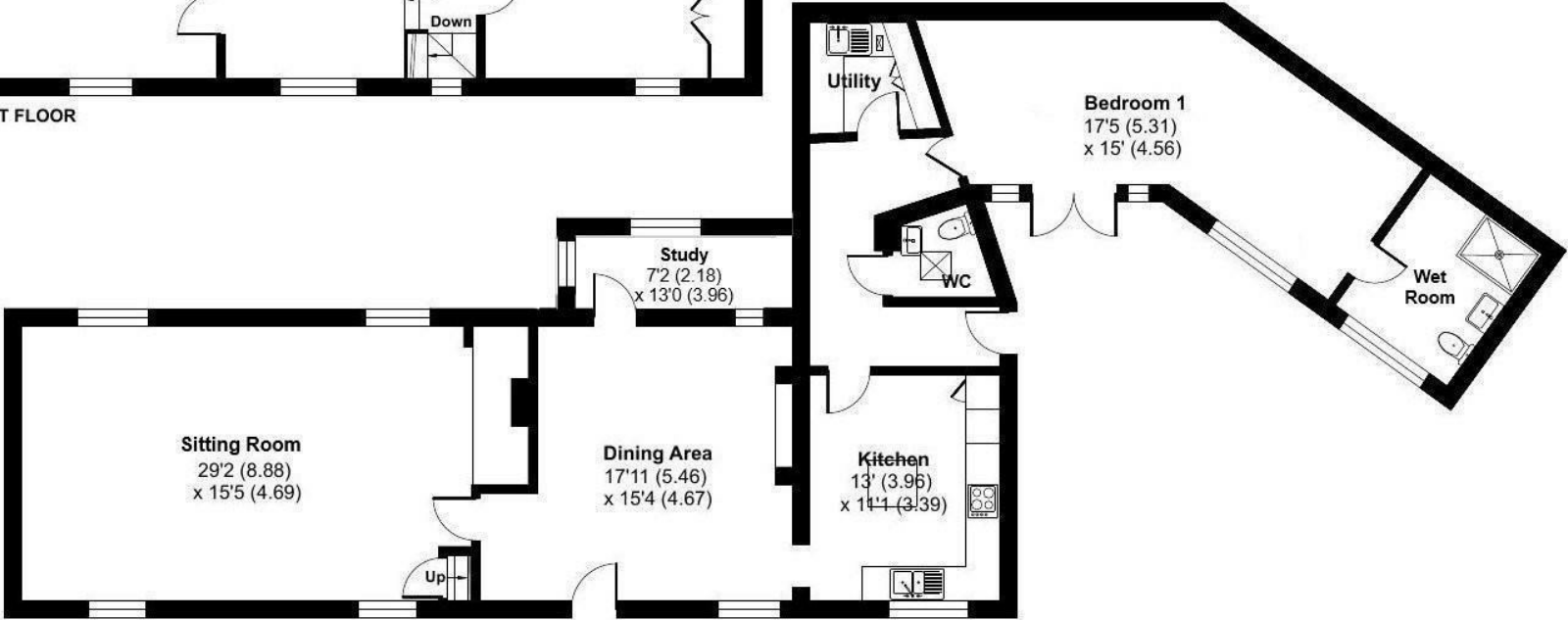
OUTBUILDING 2



FIRST FLOOR



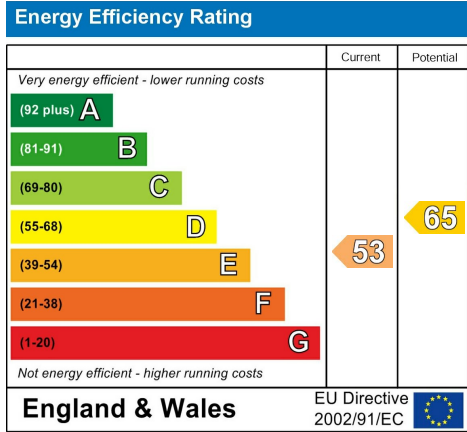
OUTBUILDING 1



GROUND FLOOR



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

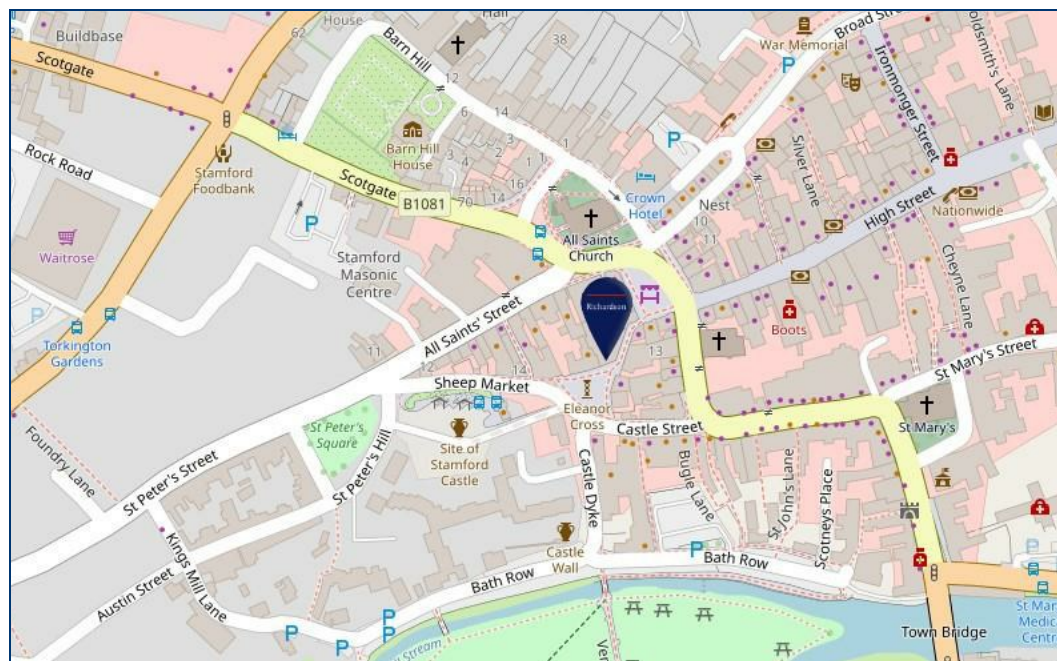
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