



3 Ashwell Hall Stables Oakham Road, Ashwell
£550,000

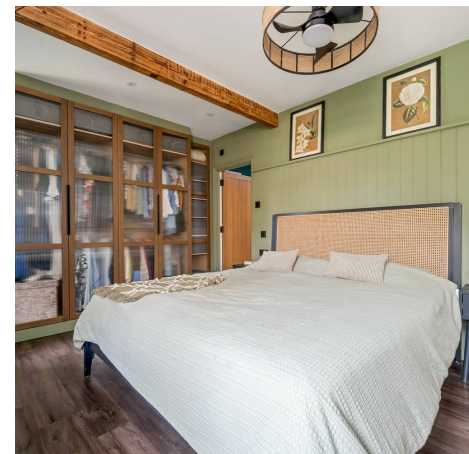
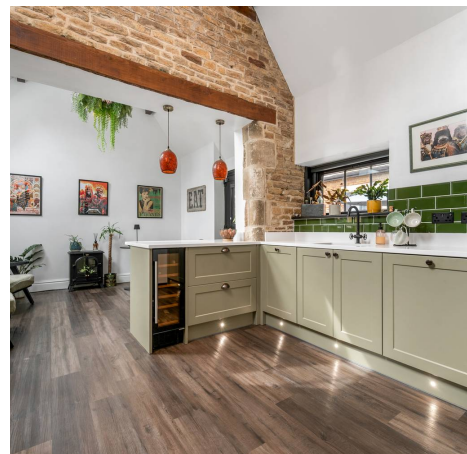
3 Ashwell Hall Stables Oakham Road

Ashwell, Oakham

Nestled in the heart of Rutland, this truly unique three bedroom terraced house is a rare opportunity to acquire a character property that blends timeless charm with impeccable modern standards. From the moment you step inside, the impressive attention to detail is immediately apparent, with thoughtfully chosen finishes and enhancements that create a welcoming and sophisticated atmosphere throughout. The generous ground floor offers a versatile layout, featuring spacious reception rooms that cater to both relaxing and entertaining, each space flowing gracefully into the next. The open-plan modern kitchen and breakfast room is a standout feature, boasting high-quality fittings and ample space for casual dining, making it the perfect hub for family life or social gatherings.

Upstairs, three double bedrooms provide comfortable and stylish retreats, with the master enjoying the added luxury of a contemporary en-suite bathroom. Each bedroom benefits from abundant natural light and has been finished to an exceptional standard, offering flexibility for family, guests, or home office use.

To the rear of the property and accessed via the living room, sits a distinctive courtyard garden, which hosts the ideal space for entertaining guests or as a private summer evening retreat. The rear courtyard garden is complemented by a smaller but equally charming courtyard to the front. Accessed via the kitchen, this space makes the ideal venue for al-fresco dining and casual relaxation. The property's overall presentation is second to none, with a harmonious blend of original character and modern convenience that is sure to impress even the most discerning buyer. For those seeking a distinctive home in a prime Rutland location, this property offers a unique blend of space, style, and thoughtful design, making it a must-see for anyone looking to enjoy the best of village living.





Kitchen / Breakfast Room
19' 2" x 11' 8" (5.84m x 3.55m)

Living Room
19' 11" x 18' 1" (6.08m x 5.50m)

Dining Room / Study
18' 8" x 11' 9" (5.69m x 3.59m)

Hallway
31' 6" x 6' 1" (9.61m x 1.86m)

Utility Room
7' 3" x 5' 7" (2.22m x 1.70m)

Ground Floor WC
6' 0" x 3' 5" (1.83m x 1.05m)

Bedroom One
15' 4" x 10' 8" (4.68m x 3.25m)

En-Suite
8' 1" x 7' 0" (2.46m x 2.13m)

Bedroom Two
14' 7" x 12' 4" (4.44m x 3.76m)

Bedroom Three
14' 10" x 8' 10" (4.51m x 2.70m)

Bathroom
7' 0" x 6' 8" (2.13m x 2.03m)

Council Tax band: F

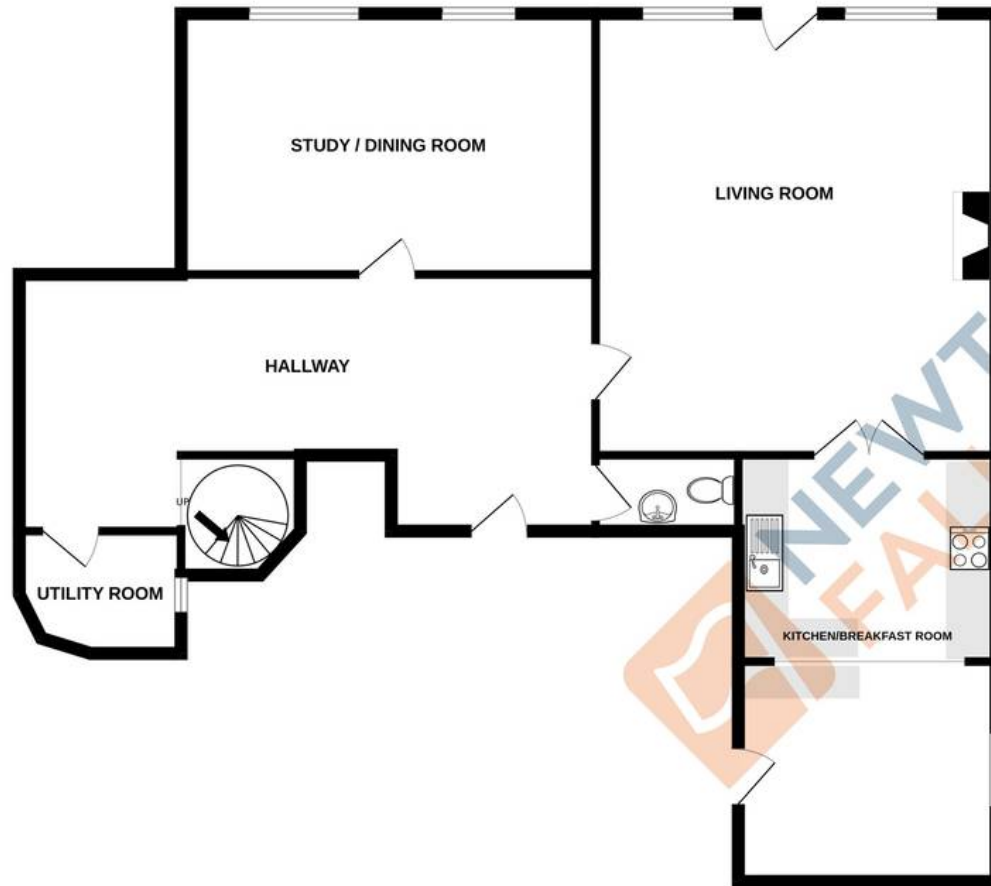
Tenure: Freehold

EPC Energy Efficiency Rating: D

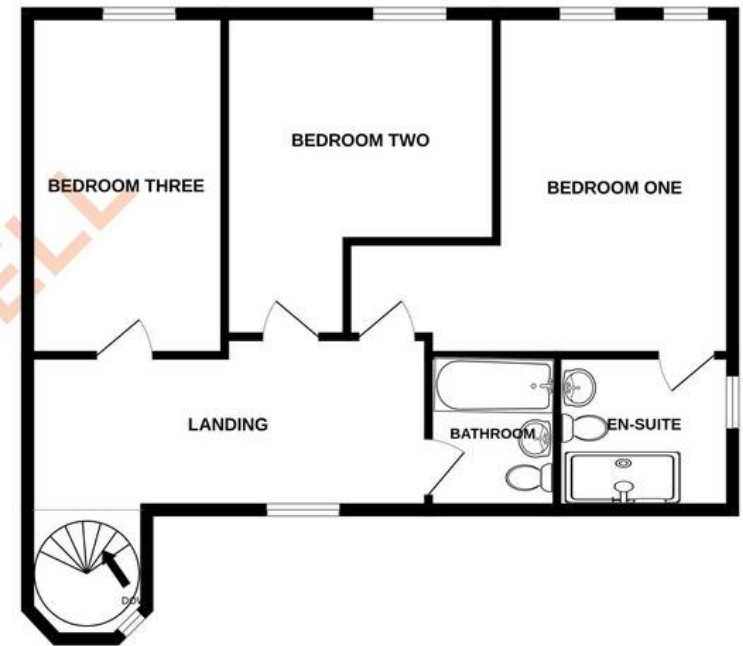
EPC Environmental Impact Rating: E



GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



ASHWELL HALL STABLES, OAKHAM ROAD ASHWELL, OAKHAM, LE15 7LH

TOTAL FLOOR AREA : 1891 sq.ft. (175.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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