

Greenacres Farm & Appletree Cottage, New Road, Belton In Rutland

Oakham - £995,000





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A rare opportunity to purchase a 5 bedroom farmhouse, with an adjoining 4 bedroom cottage, a large commercial steel barn, workshop, 2 acres of paddock land and timber stables with a large area of hardstanding. NO CHAIN.

Please note that this sale is subject to an agricultural restriction meaning that a purchaser must have a current or previous involvement in agriculture to comply with the requirements. The seller is currently making enquiries with the local council to have the restriction removed which may be possible in the future, however this process could take many months therefore the restrictions do still apply.

The main property, Greenacres Farm offers three reception rooms, kitchen, utility boot room, cloakroom, five bedrooms and two bathrooms to the first floor.

The adjoining property, Appletree Cottage offers a breakfast kitchen, utility room, two reception rooms, four bedrooms and two bathrooms to the first floor.

Floorplans & further photos are available on request.

Externally, the site includes a large commercial steel barn which lends itself to conversion either via permitted development or sold without planning but with hope value, whilst having commercial opportunities with its current use. There is also a large steel workshop and timber stables, a farmyard with large area of hardstanding for vehicles and 2 acres of paddock land to the rear of the barn.

Located on the edge of the popular Rutland village of Belton with excellent access to the market town of Uppingham and the A47 leading to further towns and cities to access mainline trains.









Bedrooms: 9

Bathrooms: 4

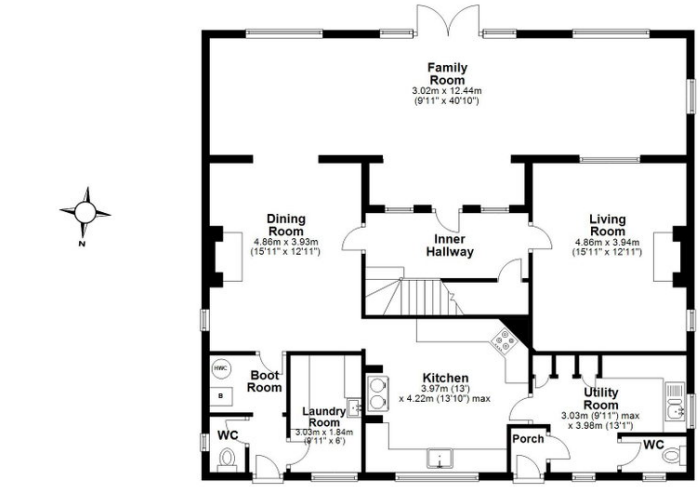
Receptions: 5

A rare opportunity to purchase a 5 bedroom farmhouse, with an adjoining 4 bedroom cottage, a large commercial steel barn, workshop, 2 acres of paddock land and timber stables with a large area of hardstanding. Sold with an agricultural restriction. NO CHAIN.

- Two Properties For Sale
- Large Commercial Barn & Workshop
- 2 Acres Of Paddock Land
- Sold With An Agricultural Restriction
- Development Opportunity
- Edge Of Village Location

Ground Floor

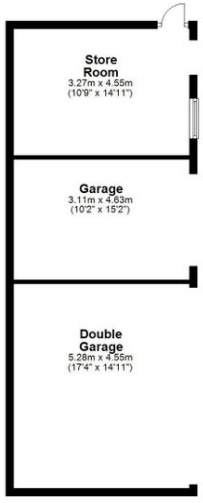
Approx. 192.7 sq. metres (2074.2 sq. feet)



First Floor

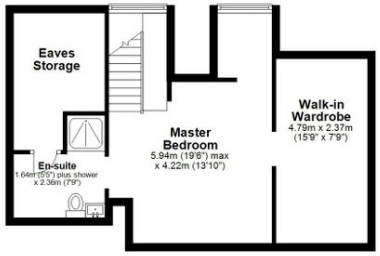
Approx. 98.6 sq. metres (1061.6 sq. feet)





Second Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 338.1 sq. metres (3639.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.





Address: 1 New Road, Belton In Rutland, OAKHAM, LE15 9LE
RRN: 2080-3041-4208-6634-3200

