



Hurfords

The Street, South Luffenham, Oakham Freehold £475,000

# Key Features



- 2 Bedroom Detached Home
- Beautifully Presented Throughout
- Stunning Kitchen with AGA
- Character Features
- Stunning Courtyard Garden

Hurfords is delighted to welcome to the market this stunning Grade II listed former schoolhouse, nestled in a quiet corner of South Luffenham. Steeped in character yet updated for modern luxury, this home offers a perfect blend of historic charm and contemporary comfort.

Passing through the entrance main gates, you are greeted by a picturesque country garden, setting the scene for this unique property. The entrance leads into a beautifully handcrafted kitchen and dining space at the front of the home, where two striking stone windows flood the room with natural light from the southeast elevation. The bespoke kitchen features a range of base and wall units, complemented by an AGA range cooker that enhances the homes classic country aesthetic.



Leading to the rear you pass a cosy snug, offering the perfect retreat for relaxation, though it could also serve as a dining room if desired. This space benefits from a downstairs WC and additional storage. Moving further through the home, you'll discover the breathtaking vaulted-ceiling lounge, a character-filled space featuring bespoke fitted bookcases and an updated wood-burning stove, ideal for cooler evenings. Historically, this room is believed to have been the original schoolroom, adding to the property's rich heritage.

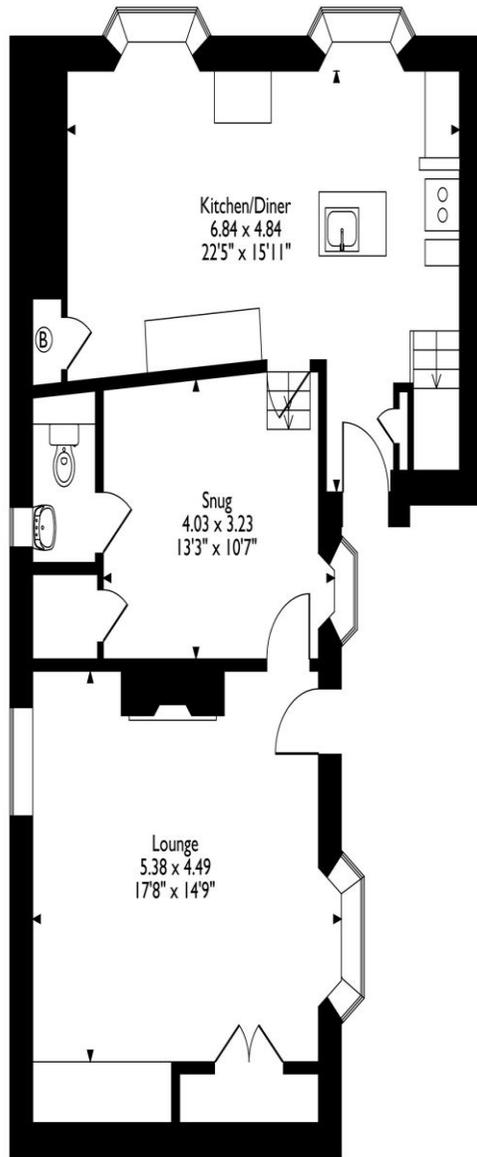
Upstairs, the home offers two generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while both bedrooms share a beautifully appointed family bathroom. The bathroom has been carefully designed in keeping with the homes period charm, featuring a classic roll-top bath, heritage-style WC, and basin.

Outside, the rear garden is a true gardeners paradise, bursting with life in the spring and summer months. An additional outbuilding/shed provides further storage, adding to the homes practicality.

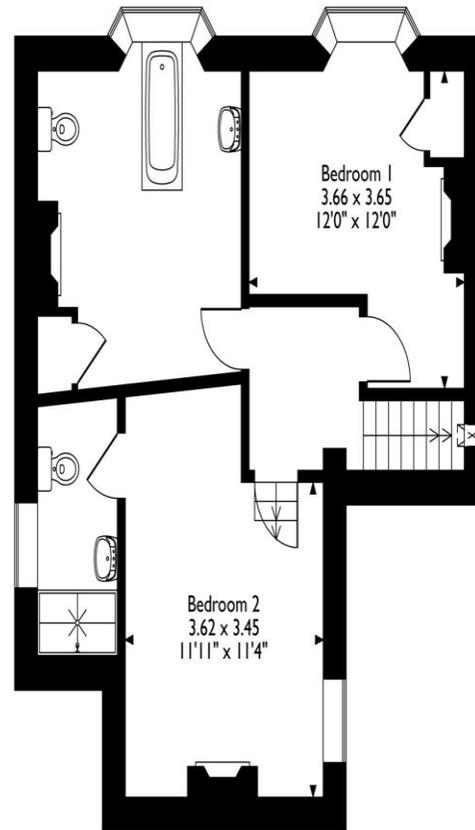
Beautifully presented throughout, this exceptional home must be viewed to be fully appreciated!



27, The Street, South Luffenham, Oakham  
Approximate Gross Internal Area  
124 Sq M/1335 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 [uppingham@hurfords.co.uk](mailto:uppingham@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102192 - 0004

