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

Richardson

Figtree Farmhouse and Farm Buildings

Ridlington, Oakham, LE15 9AX

Key Features

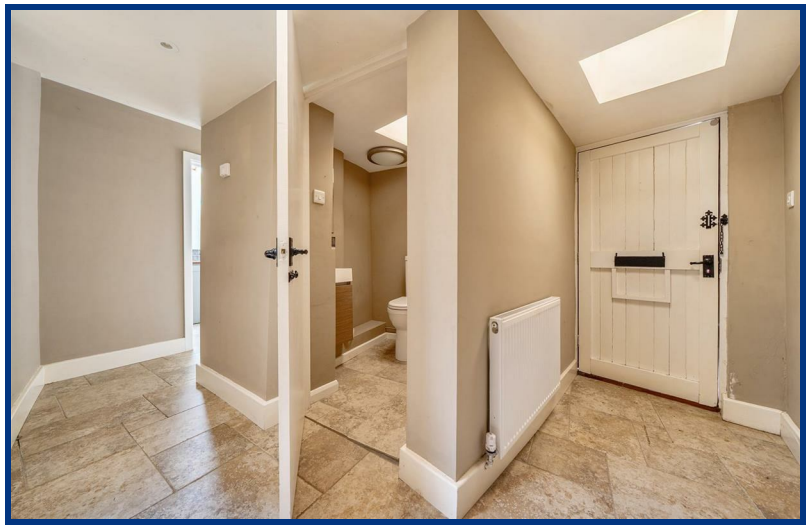
- Grade II Listed former Farmhouse with two separate barns with planning permission to convert to two 3-bedroom dwellings
- Three double bedrooms and refitted bathrooms/ensuites
- Private gardens and grounds of approximately 0.65 acres
- Beautifully modernised and extended with original character features
- Spacious reception rooms and refitted kitchen breakfast room
- Quiet Rutland village with easy access to Uppingham

3

2

3

A quintessential Grade II Listed Farmhouse with two traditional barns in the former farmyard with FULL PLANNING PERMISSION to convert into two 3 bedroom separate dwellings. The Farmhouse which has undergone recent modernisation and clever extension into some of the 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.



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

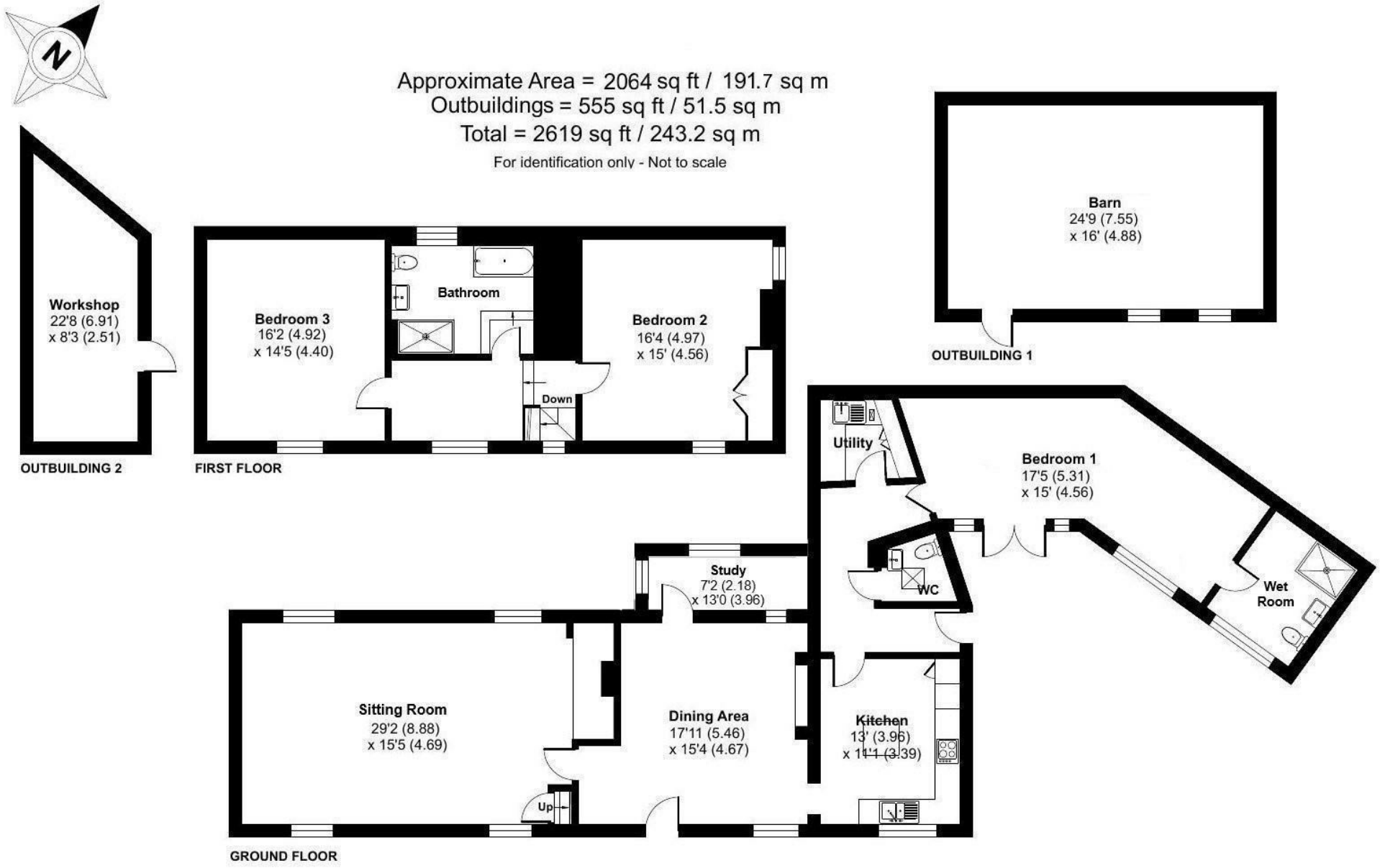
Council Tax
Rutland County Council Band F

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 of their agents will be responsible of any injury cause while viewing the property.

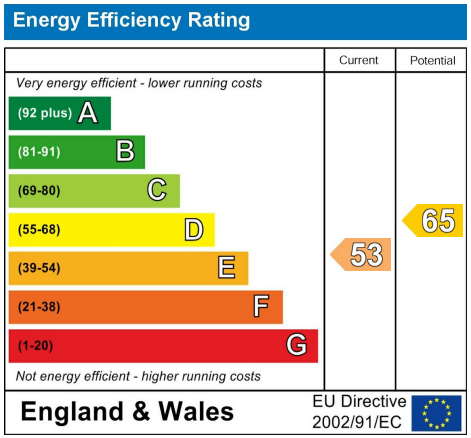
Viewing
By telephone appoint with Richardson or joint agents Murray. post@richardsonsurveyors.co.uk

Floor Plan


N
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
Workshop
22'8 (6.91)
x 8'3 (2.51)
OUTBUILDING 2
Bedroom 3
16'2 (4.92)
x 14'5 (4.40)
Bathroom
Down
Bedroom 2
16'4 (4.97)
x 15' (4.56)
FIRST FLOOR
Barn
24'9 (7.55)
x 16' (4.88)
OUTBUILDING 1
Utility
Bedroom 1
17'5 (5.31)
x 15' (4.56)
WC
Wet
Room
Study
7'2 (2.18)
x 13'0 (3.96)
Sitting Room
29'2 (8.88)
x 15'5 (4.69)
Up
Dining Area
17'11 (5.46)
x 15'4 (4.67)
Kitchen
13' (3.96)
x 11'1 (3.39)
GROUND FLOOR

Area Map

Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:
1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

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.

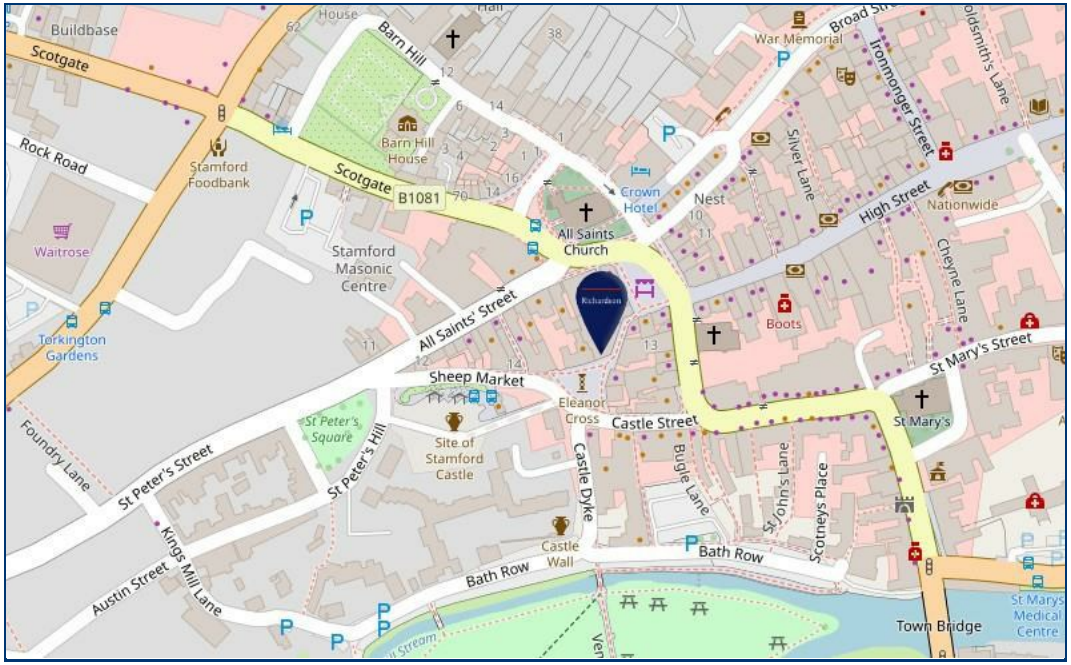
WHY CHOOSE RICHARDSON?

We are Stamford's leading independent Chartered Surveyors & Estate Agents priding ourselves on providing the highest standards of advice & services relating to all Residential, Commercial and Agricultural property matters. We operate to the property industries highest professional qualifications providing you with the peace of mind that your property needs will receive unparalleled service levels and dedication.

Our heritage dates back to 1812 from where we have evolved through to today where we embrace our core traditional values which operate alongside a modern approach to property agency and IT systems. Our history and background provides us with a wealth of knowledge of the local property market from which we trust you will enjoy the benefit.

Our warm, friendly team are here and ready to help with any property enquiry.

Our Stamford Office



Richardson

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonestateagents.co.uk

01780 762433