

13, 15 & 17 The Street
South Luffenham, Oakham, LE15 8NX
Price Guide £275,000

Richardson

13, 15 & 17 The Street

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A rare opportunity to acquire a terrace of three charming stone cottages in the heart of sought-after South Luffenham, offered together as a single lot with excellent renovation and development potential.

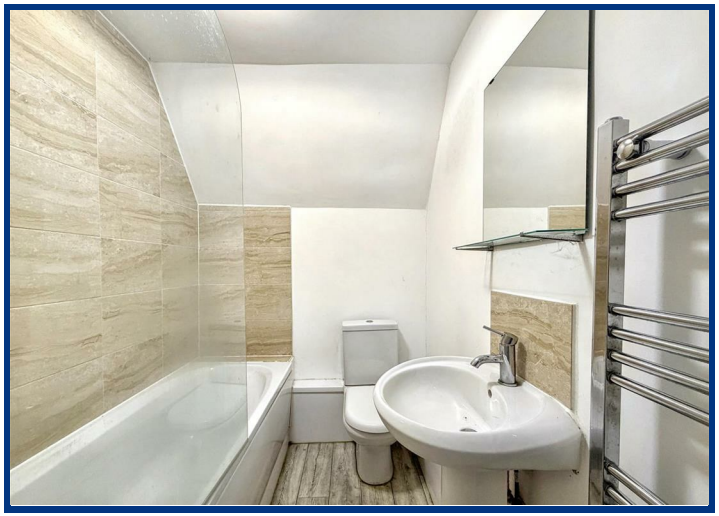
Grade II Listed and set within the Conservation Area, the properties are in need of complete renovation, offering approximately 1,606 sq ft of accommodation across three terraced cottages and an attached outbuilding. Rich in character, it presents a rare opportunity (subject to obtaining the necessary Listed Building and planning consents) to acquire a rewarding renovation project for a developer or renovator, retained as three cottages or reconfigured into fewer, larger homes. An attached stone barn adds further potential, subject to Listed Building and planning consents.

Arranged in a distinctive horseshoe around a walled courtyard, this stone terrace under Colleyweston slate and concrete tiled roof sits opposite the parish church, with views overlooking open farmland behind giving a peaceful, rural outlook in the village-centre position. South Luffenham offers a pub, village hall and easy access to Stamford and Uppingham via the A6121.

No.13: Two bedrooms, kitchen/ diner and pantry, bathroom; a date stone recalls its 1857 origins.
No.15: One bedroom, kitchen and sitting/ dining room.
No.17: The largest, with two interconnecting bedrooms and a characterful sitting room with curved stone wall, fireplace and exposed beams. All three benefit from gas central heating and mains services.

13, The Street

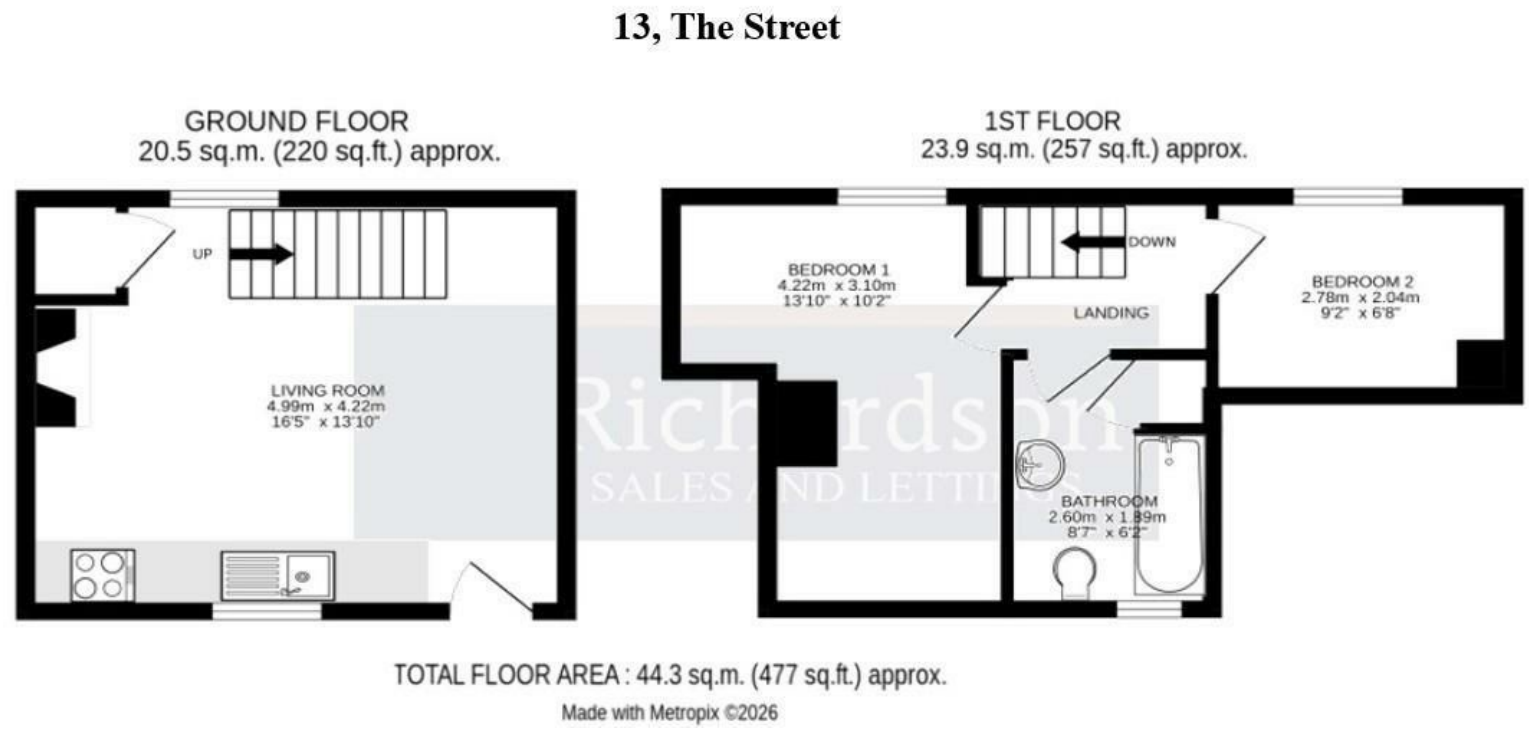




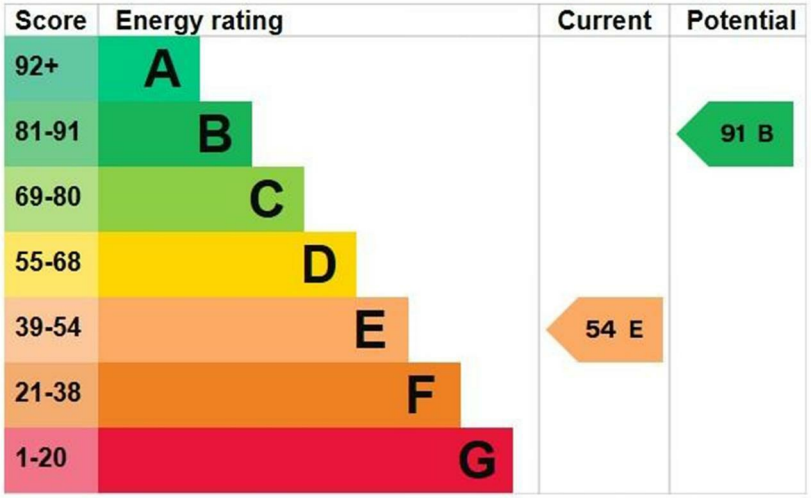


13, The Street - Floorplan and EPC

Floor Plan



Energy Efficiency Graph



13, The Street

Kitchen/ Diner
13'5" x 13'7" (4.09 x 4.15)

Bedroom 1
8'10" x 6'6" (2.7 x 2)

Bedroom 2
14'3" x 9'10" (4.35 x 3)

Bathroom
8'6" x 5'2" (2.6 x 1.58)

EPC
EPC Rating - 54E

15, The Street

Kitchen/ Diner
13'6" x 8'8" (4.12 x 2.65)

Sitting Room
13'5" x 13'9" (4.1 x 4.2)

Bedroom 1
13'10" x 13'9" (4.22 x 4.21)

Bathroom
8'6" x 6'6" (2.6 x 2)

EPC
EPC Rating - 58D

17, The Street

Kitchen/ Diner
18'11" x 9'3" (5.77 x 2.83)

Sitting Room
14'9" x 12'5" (4.5 x 3.8)

Bedroom 1
14'3" x 14'9" (4.36 x 4.5)

Bedroom 2

15, The Street

Bathroom
9'6" x 6'3" (2.9 x 1.92)

EPC
EPC Rating - 54E

Outbuilding

External Details
Front Courtyard. No private gardens or parking currently allocated.

Services
All Mains Services Connected. Gas Central Heating.

Tenure
Freehold

Council Tax
Council Tax Band B

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

Viewing
By appointment with Richardson
post@richardsonsurveyors.co.uk



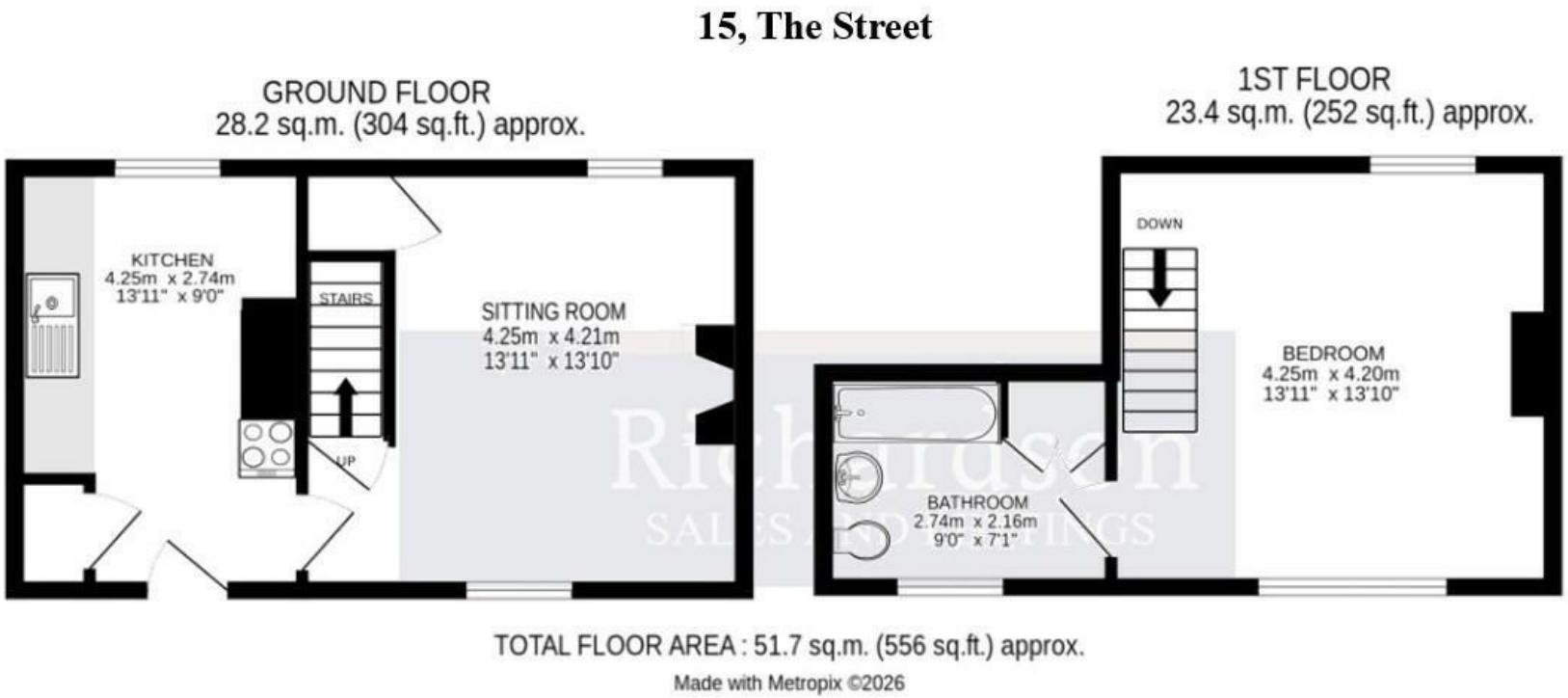




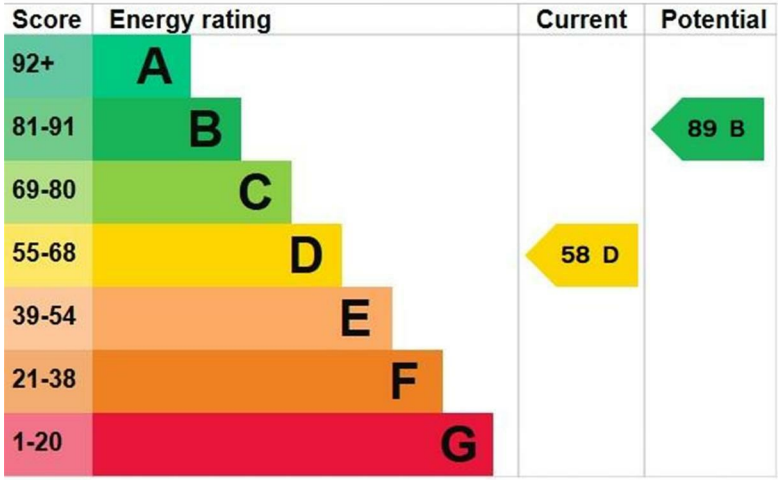


15, The Street - Floorplan and EPC

Floor Plan



Energy Efficiency Graph



17, The Street

17, The Street - Floorplan and EPC

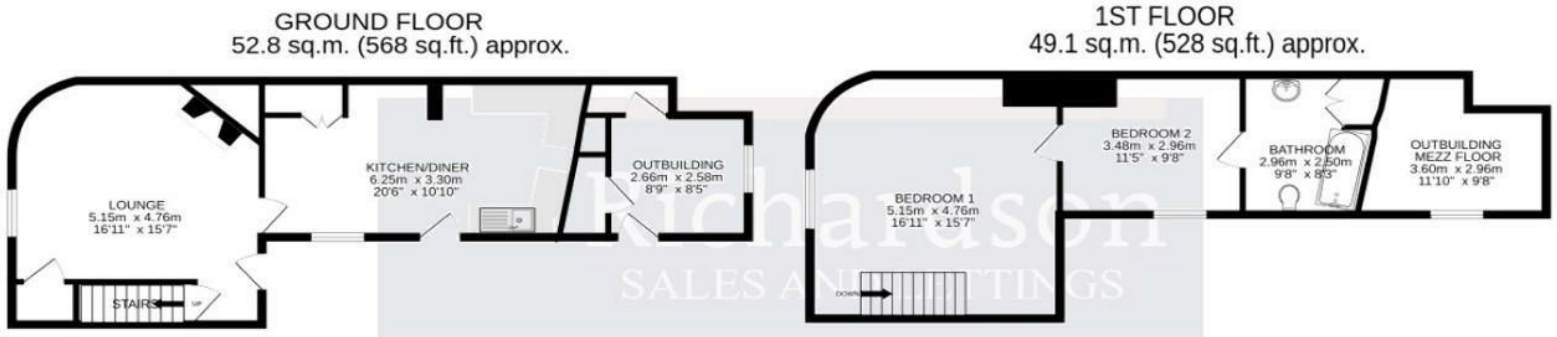




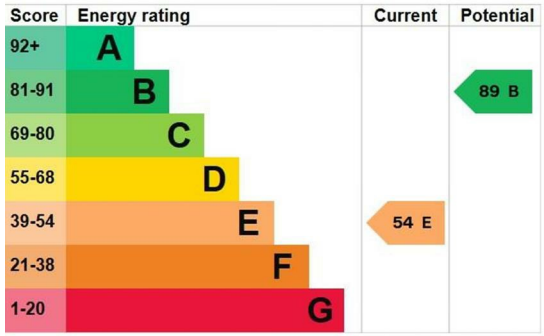


Floor Plan

17, The Street



Energy Efficiency Graph



Area Map







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