



Retreat Farm Main Street, Allexton - LE15 9AB

In Excess of £650,000

EASTAWAY

Spacious, characterful family home in peaceful Allexton village. Features four double bedrooms, annexe, large gardens, flexible living, and gated parking.
Close to Uppingham and countryside.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Substantial detached family home offering exceptional space throughout.
- Separate self contained annexe with income potential or multi generational living.
- Electric gated driveway with extensive private parking and garage.
- Beautiful character sitting room with impressive inglenook fireplace and open fire.
- Enclosed south facing garden with generous lawns and patio areas for entertaining.
- Peaceful village setting in Allexton, just a short drive from Uppingham and Oakham.





What the owner told us...

“We have absolutely loved living here. It’s been such a perfect family home and we’ll really miss the lifestyle. It’s so lovely and quiet, and because there’s so much space it’s given us the freedom to spread out and properly enjoy it. Family BBQs, big Christmases, all the best moments have happened here. We just hope the next owners love it as much as we have.”

Our Thoughts...

Retreat Farm is one of those homes that feels special from the moment you arrive. Tucked away behind electric gates in the tiny village of Allexton, it offers that rare combination of space, privacy and flexibility, while still feeling warm, welcoming and easy to live in.

The house itself has a wonderful sense of openness throughout. The galleried entrance hall immediately creates that feeling of light and space, while the high ceilings give the home an airy feel without ever making it feel cold or overwhelming. The main living room, centred around the striking inglenook fireplace, feels incredibly cosy and full of character, while the kitchen really is the heart of the home, perfectly set up for both family life and entertaining.

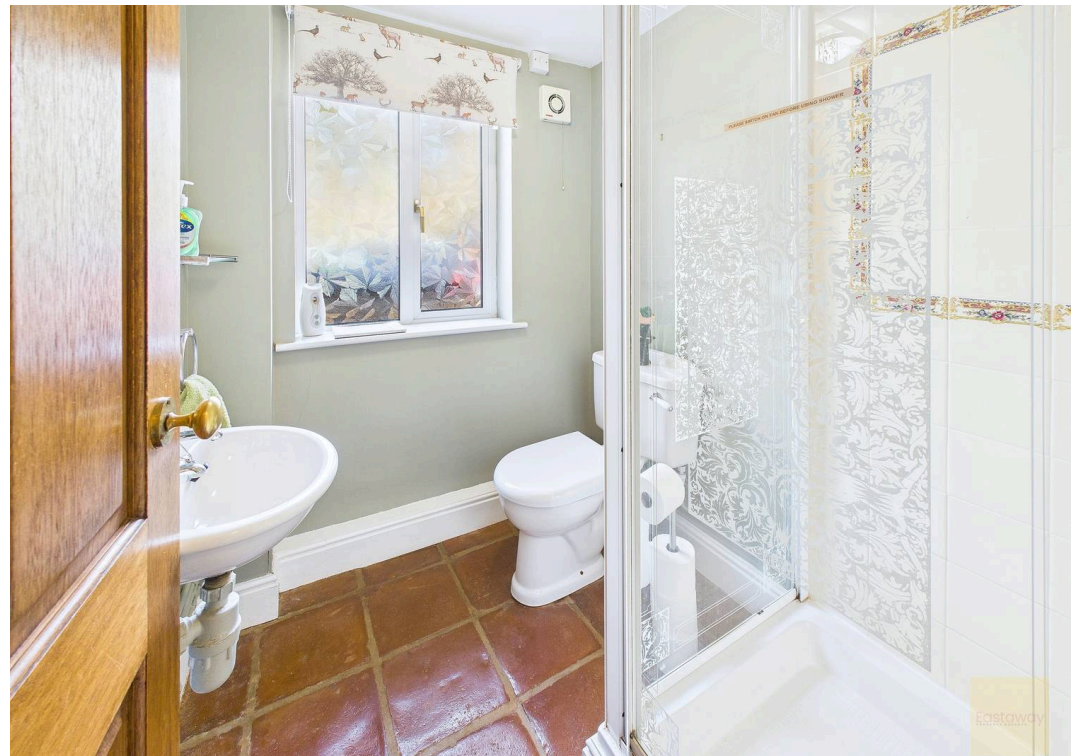
What also stands out is how well the house works practically. The utility and storage areas have been thoughtfully designed around everyday living, and the additional snug and study spaces give the flexibility families are often looking for. Upstairs, all four bedrooms are genuine doubles, with the principal suite in particular feeling calm, private and beautifully proportioned.

Then there’s the annexe, which adds a completely different layer to the property. Whether used for income, multi generational living, guests or working from home, it gives future owners options that most homes simply can’t offer. Outside, the south facing garden feels secure, established and made for entertaining, while the peaceful village setting gives you that slower pace of life people are increasingly searching for. Combined with easy access to Uppingham, Oakham, Stamford and Rutland, Retreat Farm offers far more than just space, it offers a lifestyle that’s genuinely hard to replicate.

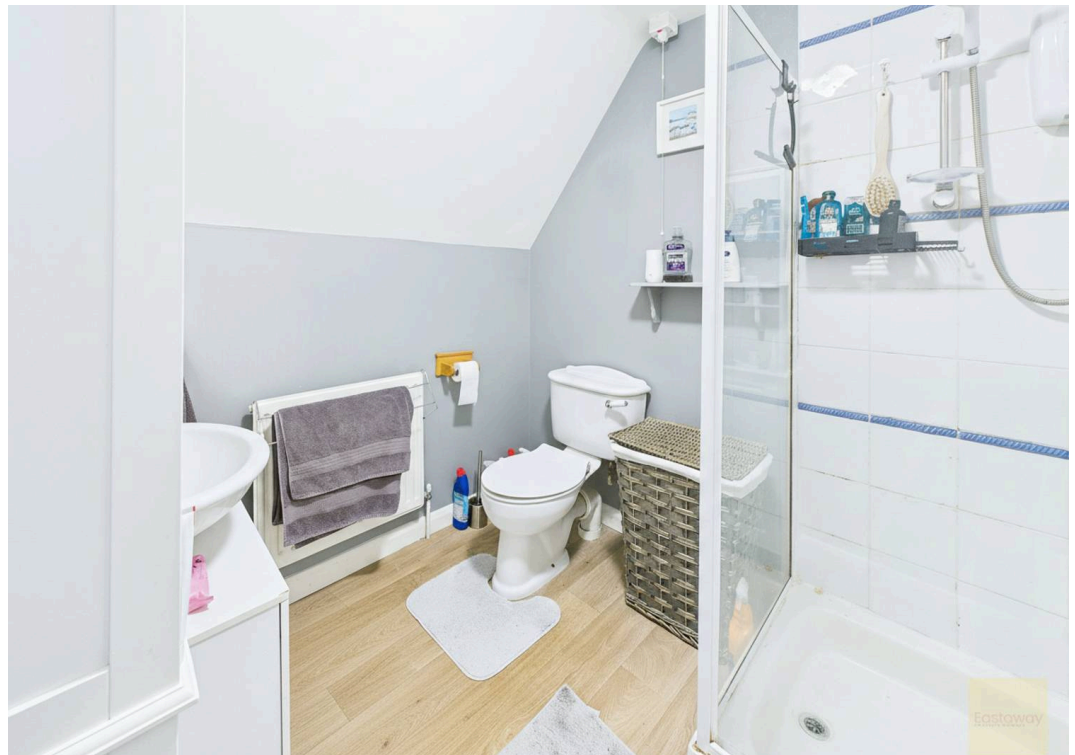














Entrance Hall

13' 0" x 11' 0" (3.97m x 3.36m)

Living Room

15' 0" x 13' 1" (4.56m x 4.00m)

Snug / Study

11' 9" x 9' 11" (3.57m x 3.03m)

Kitchen / Diner

21' 10" x 10' 4" (6.65m x 3.15m)

Dining Room

11' 2" x 12' 8" (3.41m x 3.85m)

Utility Room

6' 0" x 9' 5" (1.82m x 2.88m)

Shower Room (Ground Floor)

5' 6" x 6' 1" (1.67m x 1.86m)

Storage

6' 8" x 2' 9" (2.03m x 0.84m)

Landing

13' 0" x 5' 5" (3.96m x 1.66m)

Principal Bedroom

11' 2" x 11' 11" (3.41m x 3.63m)

Principal En Suite

6' 3" x 9' 5" (1.91m x 2.88m)

Bedroom 2

11' 7" x 12' 4" (3.53m x 3.76m)

Bedroom 3

11' 8" x 11' 1" (3.56m x 3.38m)

Bedroom 4

11' 10" x 10' 0" (3.60m x 3.04m)





Family Bathroom

6' 5" x 9' 7" (1.95m x 2.92m)

Annexe Living Room (Ground Floor)

17' 2" x 11' 11" (5.23m x 3.62m)

Annexe Kitchen / Living / Dining Area

12' 6" x 14' 7" (3.82m x 4.45m)

Annexe Kitchen Area

5' 1" x 9' 11" (1.54m x 3.01m)

Annexe Bedroom

10' 1" x 8' 9" (3.08m x 2.67m)

Annexe Bathroom

7' 0" x 6' 3" (2.14m x 1.91m)

Annexe Study / Storage

11' 7" x 6' 2" (3.54m x 1.89m)

Gardeners WC

5' 1" x 6' 2" (1.56m x 1.89m)

Garage

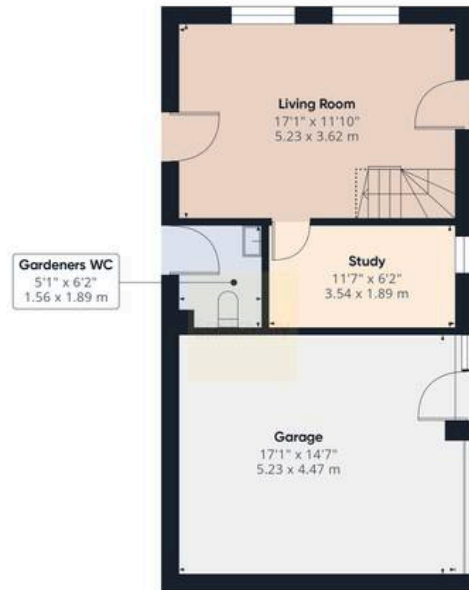
17' 2" x 14' 8" (5.23m x 4.47m)



Ground Floor Main House



First Floor Main House



Ground Floor Annexe



First Floor Annexe

Approximate total area⁽¹⁾

2711 ft²
251.9 m²

Reduced headroom

139 ft²
13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-----------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |

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