



# WEST FARM

SEATON



Positioned within Seaton's conservation area in the heart of the Welland Valley, West Farm is a beautifully preserved Grade II listed Rutland farmhouse constructed of coursed ironstone beneath steeply pitched slate roofs. Rich in atmosphere and authenticity, the late eighteenth-century home balances heritage, warmth and modern family living with remarkable ease, unfolding through a series of characterful spaces connected to landscaped gardens and far-reaching rural views.

Original features including exposed stonework, timber beams, shuttered windows, ledged timber doors and broad oak floorboards create a home of immense warmth and permanence. Thick walls, deep-set openings and wood-burning stoves reinforce the sense of history throughout, whilst the softened rusticity of the interiors ensures the home feels deeply welcoming rather than formal.

## ELEVATED LIVING

Arrival at West Farm immediately draws the eye towards the magnificent oak-framed extension of the garden room, where vaulted ceilings, exposed trusses and expansive glazing create a spectacular first impression. Elevated above the terraced gardens beyond, this remarkable room is immersed in natural light, with French doors opening directly onto the stone terrace below. Balancing dramatic volume with an unmistakable sense of comfort, it forms the natural heart of the home.





Flowing naturally from here, the handcrafted kitchen combines timeless cabinetry with a warmth and texture befitting the home's agricultural heritage. Exposed beams, broad oak floorboards and a substantial central island create an inviting space designed equally for everyday family life and entertaining.

Beyond the kitchen, the dining room rises dramatically beneath a vaulted ceiling crossed by exposed timbers, introducing a wonderful sense of scale and occasion. Despite its generous proportions, the room retains an intimate atmosphere, with a door opening directly through to a secret walled garden enclosed by mature planting and traditional stone walls.

Retracing steps back through the kitchen, a highly practical utility prep kitchen provides further workspace, complete with built-in sink, integrated dishwashers and dedicated appliance spaces, perfectly suited to busy family life and larger-scale entertaining.





## FIRESIDE RETREATS

Beyond, the family snug offers a calmer retreat centred around a wood-burning stove, whilst original shuttered windows overlook the front approach. Across the principal entrance hallway, where doors connect both front and rear terraces, the dual aspect sitting room unfolds beyond, filled with natural light and centred around a second wood-burning stove and deep window seat overlooking the gardens.





## WHEN SLUMBER CALLS

Ascending to the first floor, the first three bedrooms unfold, each enjoying individual character and elevated countryside views, served by a well-appointed shower room. Continuing upwards, the final bedroom at this end of the home occupies the second floor, offering a wonderfully private retreat tucked beneath the eaves.





Returning to the ground floor and moving beyond the dining room, the former hayloft has been thoughtfully incorporated to create a private secondary wing preserving the home's agricultural heritage whilst offering exceptional flexibility for modern living. Here, two further bedrooms are accompanied by an additional ground floor shower room, creating an ideal arrangement for guests, older children or multigenerational living.





## GARDENS AND GROUNDS

Outside, the gardens unfold through beautifully landscaped terraced levels framed by clipped box hedging, reclaimed brick pathways and mature planting, balancing structure with a softer, organic character entirely in keeping with the age and atmosphere of the home. Stone terraces provide multiple places to sit and entertain throughout the day, whilst the secret walled garden introduces another layer of charm and privacy.



Beyond the principal home, the substantial black barn provides excellent garaging and workshop space, whilst further ancillary buildings including former stables and lairage offer exceptional versatility. Yet perhaps the final and most intriguing opportunity lies within the charming stone outbuilding formerly serving as the old village butchery. With approved planning permission already in place for conversion into a one-bedroom cottage, it offers exceptional scope for guest accommodation, multigenerational living or ancillary income.



**Set within one of Rutland's most attractive villages and surrounded by rolling countryside, West Farm combines period character, flexible living and remarkable future potential in a setting that feels both deeply rural and exceptionally well connected.**

# THE FINER DETAILS

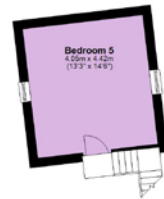
Freehold  
 Detached  
 Constructed 18th century  
 Grade II listed  
 Conservation area  
 Plot approx. 0.36 acre  
 Gas central heating  
 Mains electricity, water and sewage  
 Rutland County Council, tax band G  
 Planning permission in place for the conversion of an agricultural barn to residential use (Rutland County Council, #2020/0394/FUL)

## Cellar

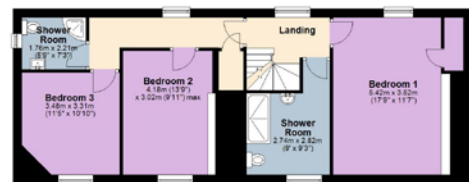


## Ground Floor

## First Floor



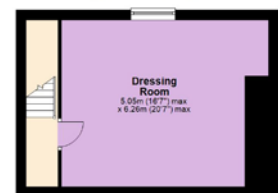
## First Floor



## First Floor



## Second Floor



Cellar: approx. 8 sq. metres (86.5 sq. feet)  
 Ground Floor: approx. 188.1 sq. metres (2,024.7 sq. feet)  
 First Floor: approx. 97.6 sq. metres (1,051 sq. feet)  
 Second Floor: approx. 37 sq. metres (398 sq. feet)  
**Total Main Home: approx. 330.8 sq. metres (3,560.2 sq. feet)**  
 Outbuildings: approx. 182.2 sq. metres (1,961.4 sq. feet)  
 Annex: approx. 69.4 sq. metres (746.8 sq. feet)

# NEAR AND FAR

Tucked into the rolling Welland Valley, Seaton is one of Rutland's quieter village settings: a place of stone cottages, wide skies and country lanes, with All Hallows Church and the village hall bringing a gentle rhythm to community life. At its heart, The George & Dragon offers a welcoming spot for Sunday lunches, relaxed suppers and a drink close to home.

For walkers, footpaths and lanes lead out into the surrounding countryside, including circular routes from the village, while the striking Welland Viaduct sweeps across the valley nearby. Rutland Water and Eyebrook Reservoir are both within easy reach for walking, cycling, sailing, fishing and birdwatching.

Everyday amenities are close by in Uppingham, with its independent shops, cafés, galleries and market-town character, while Oakham and Stamford offer a wider choice of restaurants, boutiques, supermarkets and leisure facilities. Families are well placed for schooling, with primary and secondary options in Uppingham, alongside independent schools including Uppingham, Oakham and Stamford.

Despite its peaceful rural feel, Seaton remains well connected. Uppingham is around 10 minutes away, and Corby, Stamford and Peterborough provide further road and rail links, including services towards London from Corby and Peterborough.

# LOCAL DISTANCES

- Uppingham** 2.4 miles (5 minutes)
- Corby** 7.6 miles (16 minutes)
- Oakham** 9.4 miles (17 minutes)
- Stamford** 11 miles (22 minutes)
- Peterborough** 21 miles (35 minutes)
- Leicester** 23 miles (45 minutes)



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