



**Connells**

Station Cottages Station Road  
Whissendine Oakham



## Property Description

A unique opportunity to acquire this four bedroom home, located in rural Rutland on the edge of Whissendine with stables, situated on a plot of approximately 2.5 acres.

As you approach the home you are greeted by the electric gates leading you through to the sizable gravel driveway, the home sits on a sizable plot which also includes equestrian facilities of four stables, a tack room and grazing land.

The home comprises in brief of a spacious lounge, snug, open plan kitchen/diner with an Arga, utility room, boot room, cloakroom W/C and conservatory to the ground floor. Upstairs are four sizable bedrooms the master benefiting from an en-suite and a family bathroom.

## Front Of The Property

To the front of the property is a sizable driveway with ample off-road parking space secured with electric gates and surrounded by mature shrubs and trees to provide additional privacy.

## Entrance Hallway

The entrance hallway is bright and inviting with wood flooring and a wall-mounted radiator as well as under-stair storage cupboard.

## Lounge

12' 3" x 17' 4" Include Recess ( 3.73m x

5.28m Include Recess )

The lounge is a great size space with the log burner surrounded by the feature archways making a great focal point for the room. Finished with carpeted flooring, two double glazed windows to the front elevation and a wall-mounted radiator.

## Snug

9' 4" Include Recess x 12' 3" ( 2.84m Include Recess x 3.73m )

The snug is spacious yet cosy again with a log burner and feature archways, wood flooring, double glazed window to the front elevation and a wall-mounted radiator.

## Conservatory

13' 8" x 15' 3" ( 4.17m x 4.65m )

A fantastic feature to the property adding an additional reception room and tons of natural light. The conservatory comprises of dwarf wall, double glazed windows to the rear and side elevation, French doors leading out into the rear garden and a tiled floor.

## Kitchen / Diner

9' 4" x 22' 8" Including Recess ( 2.84m x 6.91m Including Recess )

The open plan kitchen/diner is flooded with natural light from the French doors to the conservatory and a double glazed window to the rear elevation. Benefiting from wall and base units as well as an Arga and farmhouse sink. Finished with tiled flooring and wall-mounted radiator.

## Utility Room

12' 3" x 9' 4" ( 3.73m x 2.84m )

The utility room leads on from the kitchen and comprises of matching wall and base units and a countertop with space for a washing machine and tumble dryer underneath. Tiled floor, wall-mounted radiator and a double glazed window and door to the rear elevation complete the room.

### Boot Room

7' 4" x 5' 11" ( 2.24m x 1.80m )

The boot room consists of the same tiled flooring leading through from the utility room and leads through to the cloakroom W/C.

### Cloakroom W / C

The cloakroom comprises of a W/C and hand-wash basin, complete with tiled flooring, obscure double glazed window to the rear elevation and a wall-mounted radiator.

### Landing

The stairs and landing are carpeted, with a wall-mounted radiator, double glazed window to the front elevation and an airing cupboard.

### Bedroom One

17' 4" x 9' 5" ( 5.28m x 2.87m )

The master bedroom is a great size, decorated in neutral colours with carpeted flooring, a wall-mounted radiator and two double glazed window to the rear elevation.

### En-Suite

The en-suite to the master bedroom features a standing shower cubicle, hand wash basin and W/C; complete with a double glazed window to the rear elevation, carpeted floor and wall-mounted radiator.

### Bedroom Two

12' 7" x 9' 5" ( 3.84m x 2.87m )

The second bedroom has a carpeted floor, wall-mounted radiator and a double glazed window to the front elevation.

### Bedroom Three

12' 4" x 8' 4" Include Recess ( 3.76m x 2.54m Include Recess )

The third bedroom benefits from a double glazed window to the front elevation, carpeted floor and wall-mounted radiator

### Bedroom Four

9' 1" x 8' 4" ( 2.77m x 2.54m )

The fourth bedroom comprises of a double glazed window to the front elevation, a wall-mounted radiator and carpeted flooring.

### Bathroom

The spacious family bathroom comprises of a hand wash basin, W/C, shower cubicle and separate bath; finished with a double glazed window to the rear elevation, carpeted flooring and a wall-mounted radiator.

### Store

14' 7" x 7' 8" ( 4.45m x 2.34m )

The store has power and a door to the front.

### Equestrian Facilities

The equestrian facilities comprise of four stables, a tack room, storage barn and grazing land.

### Kennels

Located to the rear of the stables are six dog kennels with sizable storage to the rear. (To be negotiated separately)









**Ground Floor**



**First Floor**



**Outbuilding**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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