



8 Twitchbed Lane, Uppingham, LE15 9EE

 **NEWTON FALLOWELL**



## Key Features

- Truly Unique Detached Family Home
- Four Generous Double Bedrooms
- Impeccably Finished Throughout
- Thoughtfully Designed Layout With Bespoke Features
- Two En-Suites, Two Further Bathrooms
- Opportunity For Self-Contained Annex
- Modern Detached Double Garage
- Close Proximity To Uppingham Town Centre
- EPC Rating A
- Freehold

Guide Price: £775,000 - £825,000





Twitchbed Lane is an exceptional and truly unique four-bedroom detached home, offering an abundance of beautifully designed living space, finished to an impeccable standard throughout. Within easy walking distance of the town centre, the property enjoys a large, private plot with a sweeping in-and-out driveway and detached double garage. Offered to the market as an exceptionally rare opportunity, Twitchbed Lane is a traditionally elegant family home which benefits from comprehensive attention to detail and a modern specification throughout.

From the moment you enter the generous hallway, the scale and quality of this home is immediately apparent. A spacious living room to the front offers the ideal setting for formal entertaining or relaxed evenings, while the expansive open-plan kitchen room to the rear forms the social heart of the home — thoughtfully laid out around a central island and immediately adjacent to the property's dining room. A large utility room sits conveniently adjacent, with ample storage space integrated throughout.

To the rear wing of the ground floor lies a versatile suite of rooms — currently configured as a double bedroom with en-suite, a snug/reception room, separate study and an additional family bathroom — offering the perfect opportunity for a self-contained annex, guest accommodation or multigenerational living, all with independent access if desired.

Upstairs, the gallery landing leads to three further double bedrooms, including an impressive master suite complete with dressing room and contemporary en-suite shower room. A large shower room and generous storage complete the upper floor, all presented with a refined and cohesive interior style.

Externally, the home continues to impress. The rear garden provides a private retreat with lawn, patio, and well-established borders, while the generous frontage includes driveway parking for multiple vehicles in addition to the detached double garage.

With an exceptional Energy Performance Rating of A, this outstanding residence not only delivers on comfort and style but also on efficiency. Combining modern architectural design with flexibility and charm, this is a rare opportunity in one of Rutland's most sought-after locations. Early viewing is highly recommended.

**Agents Notes:** Local authority records detail a history of planning applications on the land neighbouring the property. Please contact Newton Fallowell or visit the Rutland County Council planning portal for more information on past applications, decisions, and any associated documents.





**Room Dimensions:**

Kitchen 5.21m x 4.83m (18'4" x 15'10")

Utility Room 3.21m x 2.91m (9'2" x 8'7")

Dining Room 3.8m x 3.66m (12'6" x 12'0")

Hallway 5.38m x 4.03m (17'4" x 12'10")

Living Room 4.83m x 4.75m (15'10" x 15'7")

Snug 3.64m x 3.52m (11'11" x 10'11")

Study 3.33m x 2m (10'11" x 6'7")

Family Bathroom 2.99m x 2.78m (9'10" x 9'1")

Bedroom Two 4.30m x 3.63m (13'10" x 11'11")

En-Suite 2.67m x 1.2m (8'2" x 3'11")

Gallery Landing 5.95m x 5.13m (19'6" x 16'10")

Bedroom One 3.91m x 4.83m (18'5" x 15'10")

Dressing Room 3.15m x 2m (10'4" x 6'7")

Master En-Suite 3.15m x 2m (10'4" x 6'7")

Bedroom Three 4.54m x 3.36m (14'6" x 11'0")

Bedroom Four 3.33m x 2.87m (10'10" x 9'5")

Shower Room 3.34m x 1.53m (10'10" x 5'0")

Double Garage 5.5m x 5.5m (18'0" x 18'0")

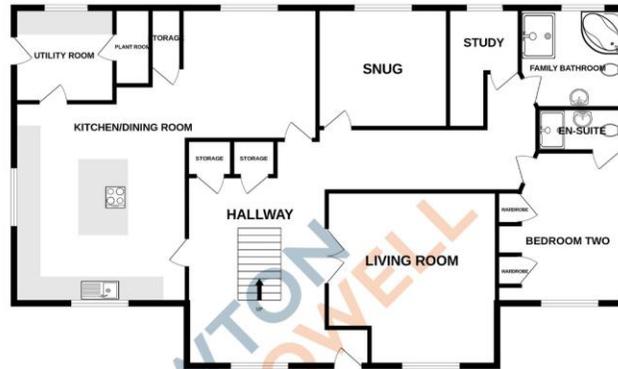




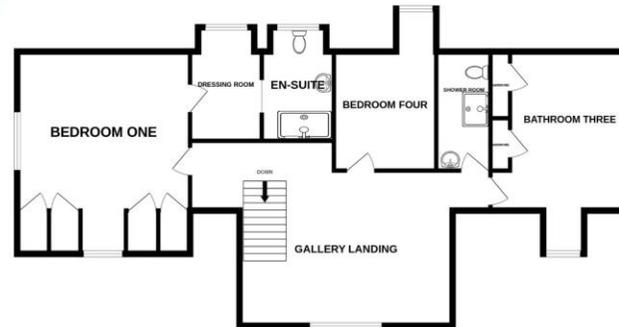
327 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR  
1071 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
1132 sq.ft. (105.1 sq.m.) approx.



TWITCHBED LANE, UPPINGHAM, LE15 9EE

TOTAL FLOOR AREA : 3129 sq.ft. (290.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: G

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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