



Cannon House Pilton Road
North Luffenham, LE15 9PD
Offers Over £600,000

Richardson

Cannon House Pilton Road

North Luffenham, LE15 9PD

Key Features

- Lovely barn conversion in semi rural setting with accommodation over 2 floors
- Separate sitting room with stove
- Open aspect with views over fields on a plot extending to approximately 0.45 acres in all
- Offered with No Chain
- Open plan kitchen dining/living room, rear lobby and cloakroom/utility
- 4 bedrooms, 2 bathrooms
- Double glazing and calor gas central heating, loads of off road parking.



4



2



2

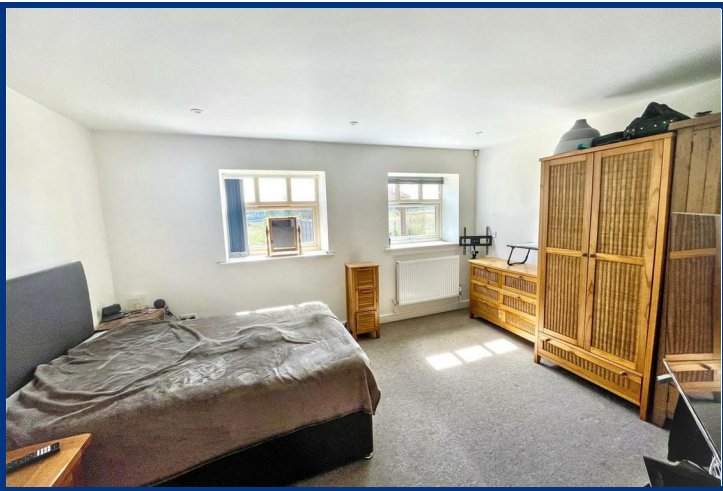
Cannon House was originally converted under Class Q development planning permission 11 years ago and has become a comfortable modern home, which offers a flexible layout over 2 floors with plenty of natural light and retaining many period features. A spacious reception hall has stairs off to the first floor with gallery bridge over and window to rear overlooking the gardens and grounds. A large open plan kitchen dining/living room has range of free standing units and a central island with French Doors out to the gardens, boot room/lobby and a cloakroom/utility. Lovely living room with wood burning stove for those cosy nights and French doors to the outside. The side hallway gives access to a double bedroom and 4 piece family bathroom. A further double bedroom to the end has a vaulted ceiling and is an extremely versatile room which could be used for a variety of uses, currently a music room, but could be snug or office. To the first floor there is a 3 piece bathroom with shower over the bath, and 2 further bedrooms, one with French doors leading to potential balcony area. The property stands in approximately 0.45 acres in all and is approached by a 5 bar gate with long concrete hand standing to the front allowing plenty of parking. In addition there is also a further large parking area to the side suitable for a motorhome or similar. Formal rear garden principally laid to lawn with oak framed gazebo providing a covered seating area. Beyond the garden area is further grassland. The property has double glazing and calor gas central heating and is offered with NO CHAIN

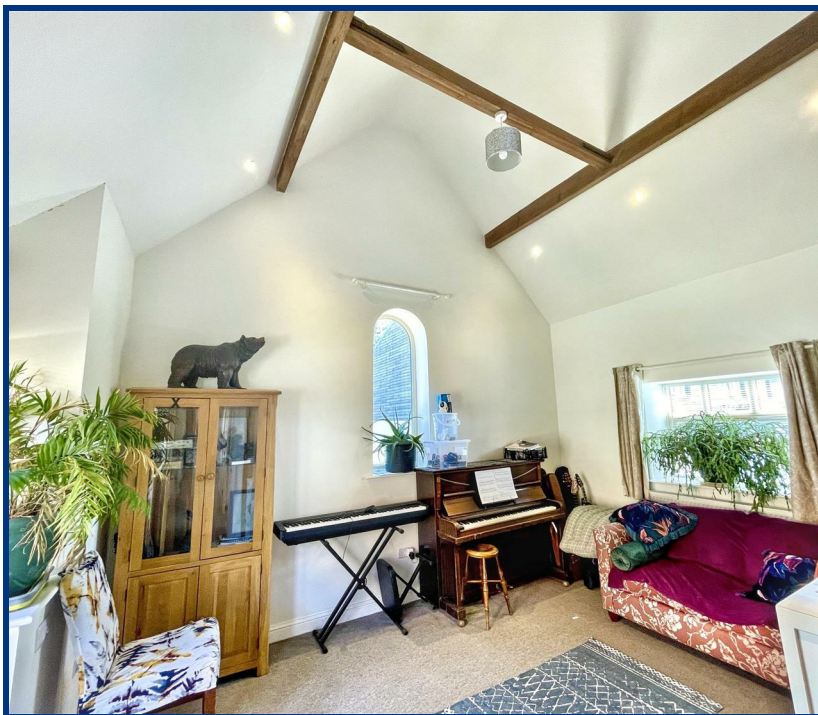
Location

Located approximately two miles from Rutland Water, with lovely views over open fields this detached converted former Ancaster Estate red brick barn is positioned in a semi rural setting between Pilton to the west, Morcott to the south with North and South Luffenham to the north and east.

Reception Hall

16'0" x 9'10" (4.9 x 3)





Breakfast kitchen
27'5" x 15'7" (8.38m x 4.75m)

Boot room/lobby
8'6" x 5'6" (2.6 x 1.69)

Cloakroom/utility
8'6" x 5'6" (2.6 x 1.69)

Sitting Room
13'0" x 15'9" (3.97m x 4.81m)

Inner hall

Bedroom
14'5" x 11'8" (4.40m x 3.58m)

Family bathroom
8'5" x 7'5" (2.59 x 2.28)

Family room/Bedroom
11'5" x 15'0" (3.49m x 4.58m)



First floor landing
The first floor has sloping ceilings and any measurements are at approx waist height

Bedroom
28'1" x 7'8" (8.57m x 2.36)
with door out to potential balcony

Bedroom
22'8" x 7'6" (6.93m x 2.30m)

Bathroom

External details

The property sits in approximately 0.45 acres in all and has a lovely open aspect to the rear. A gated access to the front for numerous vehicles, with further parking to the side. Formal gardens to the rear with oak framed gazebo providing a covered seating area and further grassland beyond.

Tenure

Freehold

Services

Mains water and electricity connected. Calor gas fired central heating. Cannon House has a sewerage treatment plant.

Council Tax

Rutland Council Tax Band E

Communication

According to Ofcom: Superfast Full Fibre is available

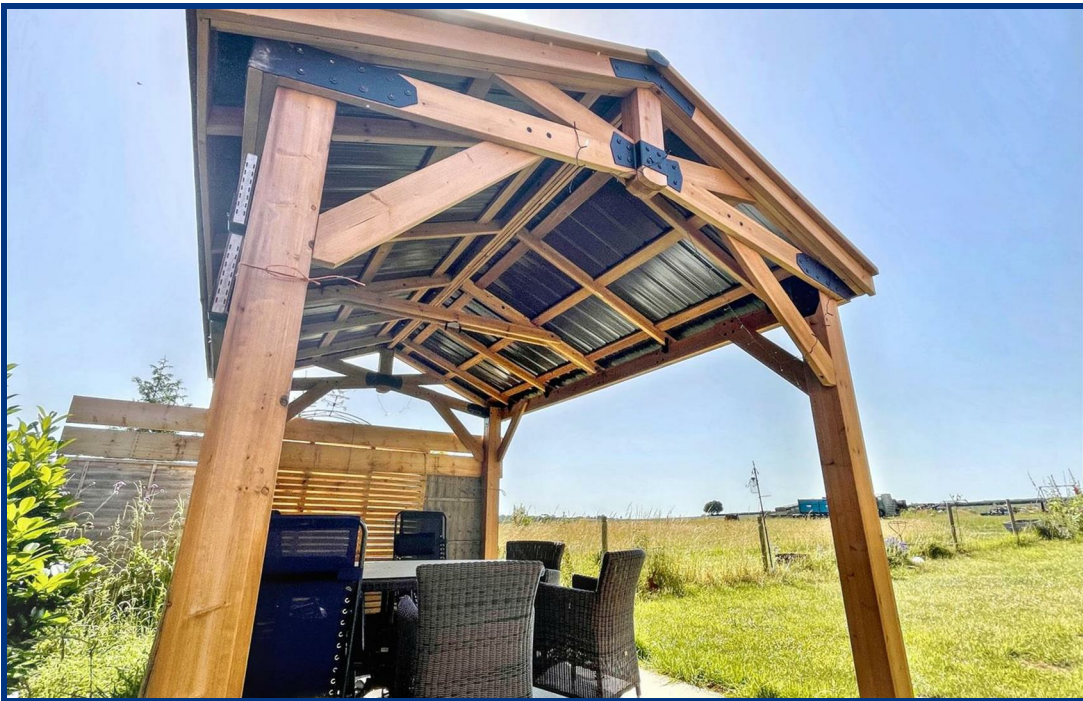
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing

By telephone appointment with Richardson.

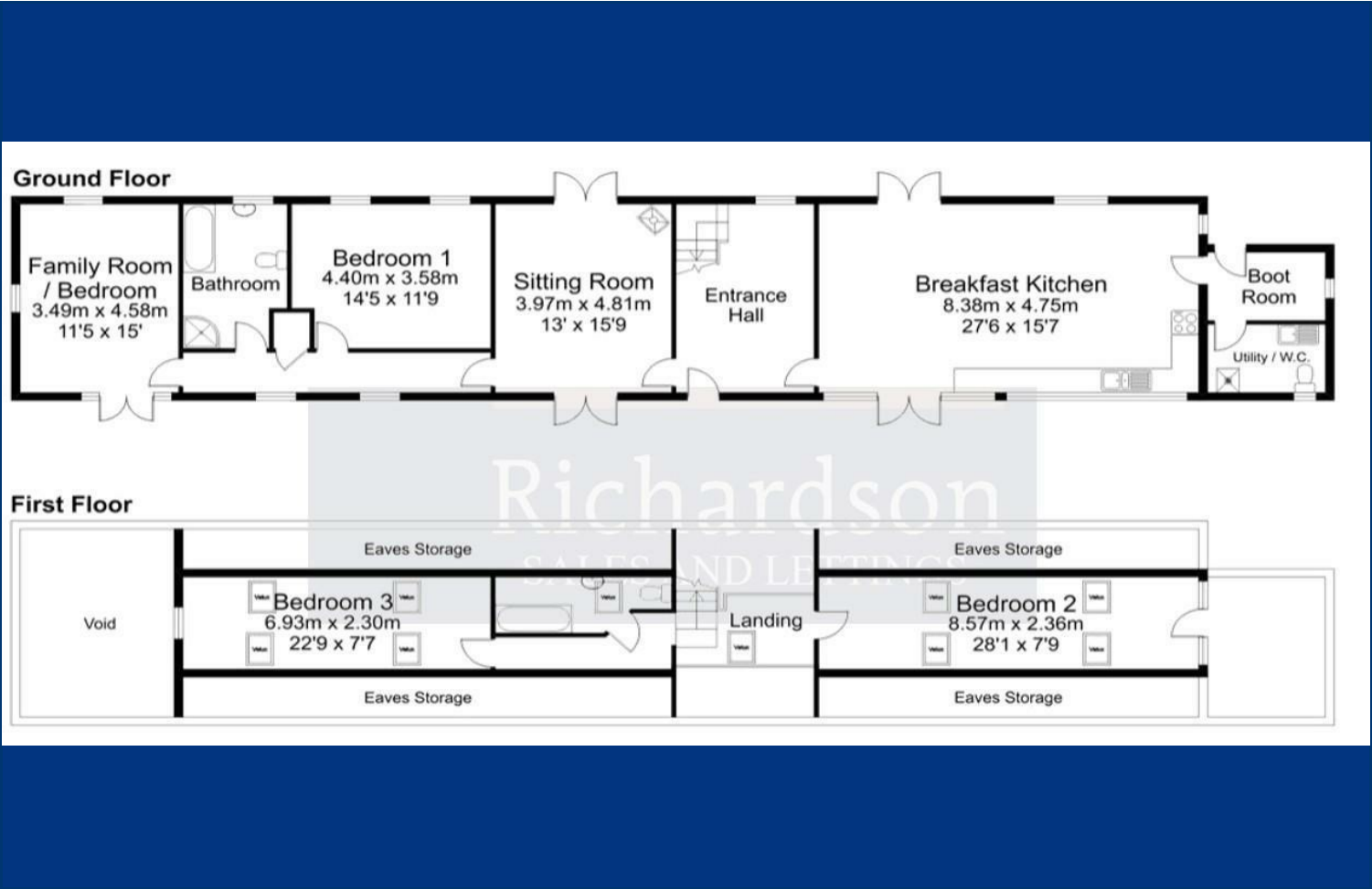
post@richardsonsurveyors.co.uk







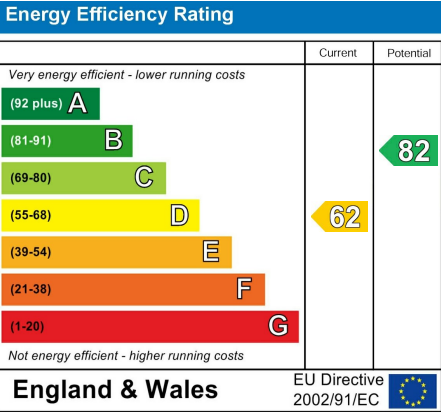
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

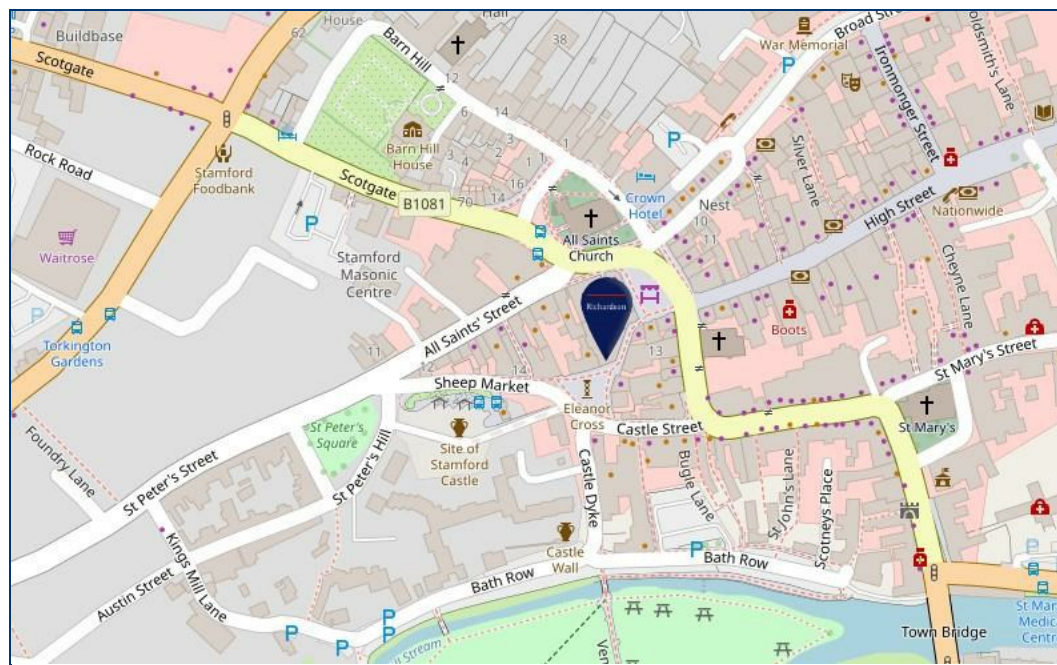
WHY CHOOSE RICHARDSON?

We are Stamford's leading independent Chartered Surveyors & Estate Agents priding ourselves on providing the highest standards of advice & services relating to all Residential, Commercial and Agricultural property matters. We operate to the property industries highest professional qualifications providing you with the peace of mind that your property needs will receive unparalleled service levels and dedication.

Our heritage dates back to 1812 from where we have evolved through to today where we embrace our core traditional values which operate alongside a modern approach to property agency and IT systems. Our history and background provides us with a wealth of knowledge of the local property market from which we trust you will enjoy the benefit.

Our warm, friendly team are here and ready to help with any property enquiry.

Our Stamford Office



Richardson

Sheep Market House, Sheep Market, Stamford, Lincs, PE9

^{2DP}
www.richardsonestateagents.co.uk

01780 762433