



35A Main Street, Ridlington, Rutland, LE15 9AU
Offers Over £825,000



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35A Main Street, Ridlington, Rutland, LE15 9AU
Tenure: Freehold
Council Tax Band: G (Rutland County Council)



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A rare opportunity has arisen to acquire an architect-designed family residence offering extensive and spacious accommodation in a picturesque village location with panoramic, uninterrupted views over the Chater river valley.

**** 3 Reception Rooms * Rustic Breakfast Kitchen * Utility * WC * 4 Large Bedrooms * 3 Bath/Shower Rooms * Double Garage * Ample Parking ****



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The property has been individually constructed from a local stone with quoins under tiled roof to provide well-proportioned and thoughtfully laid out accommodation which is arranged over three stories and provides a high degree of flexibility.

With an array of good quality fixtures and fittings throughout, the accommodation benefits from electric heating, solar panels and full double glazing and features a superb glass Atrium visually connecting two reception rooms on the lower ground floor and ground floor.

The interior can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, mezzanine Sitting Room with log-burning stove and glazed Atrium, Dining Room, shaker-style Breakfast Kitchen, Lobby, Utility;

LOWER GROUND FLOOR: Hallway, main Sitting Room with glazed Atrium, Master Suite of large Bedroom, Dressing Room and Shower Room, Store Room;

FIRST FLOOR: three further good-sized Double Bedrooms, one of them with en-suite Shower Room, Bathroom.

OUTSIDE. the property's frontage is brick-paved to provide access to the Double Garage and off-road parking for several cars.

The rear garden is arranged to include a paved patio and lawn with established borders and makes the most of the stunning views over neighbouring countryside.

Early viewing is highly recommended to appreciate the quality of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Timber main entrance door with stained glass, feature return staircase with turned spindles leading to the lower ground floor and first floor, doors to WC, Sitting Room and Dining Room, two windows to front.

WC

Attractive unit incorporating concealed-cistern Roca WC, inset hand basin with mixer tap, adjoining vanity top with upstand and storage beneath, chrome towel radiator, tiled floor, window to front.

Sitting Room 4.14m max x 3.68m max (13'7" max x 12'1" max)

Log-burning stove set in an imposing brick fireplace with heavy timber lintel and raised brick hearth, radiator, balustrade with turned spindles overlooking the main reception room on the lower ground floor.

Glazed Atrium

A particular feature of this property, the impressive glazed atrium spans the height of two floors visually

connecting the two reception rooms and flooding them with light, as well as providing spectacular views over rear garden and the Chater river valley beyond.

Dining Room 4.72m x 3.76m (15'6" x 12'4")

Two radiators, wood floor, exposed ceiling beam, wall-light points, recessed ceiling spotlights, French doors to balcony, two feature brick archways to Breakfast Kitchen.

Balcony

With timber floor and iron balustrade, the balcony provides elevated views over rear garden and undulating countryside beyond.

Breakfast Kitchen 6.60m x 4.04m (21'8" x 13'3")

The generously-proportioned kitchen is tastefully appointed in rustic shaker style with excellent range of units incorporating granite work surfaces with upstand, twin butler's sink with mixer tap, ample base drawers with cup handles and cupboards, one of them housing integrated Neff dishwasher, eye-level glass-fronted display cabinets and matching central island unit with granite top and further storage beneath. There is a decorative brick chimney breast with heavy timber lintel above providing space for a range cooker with extractor fan over.

Space for American-style fridge-freezer, two exposed ceiling beams, tiled floor, recessed ceiling spotlights, window with stunning views over rear garden and countryside beyond, door to Lobby.

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Lobby

Radiator, tiled floor, internal doors to Utility and Double Garage, external half-glazed, timber-framed door with matching side panel to front.

Utility 2.54m x 1.93m (8'4" x 6'4")

Fitted worktop with tiled splashback, inset sink with mixer tap, base cupboards beneath, undercounter space with plumbing for washing machine, further undercounter space for tumble dryer, fitted wall shelving, radiator, tiled floor, extractor fan.

LOWER GROUND FLOOR

Hallway

Understairs storage cupboard, radiator with display shelf above, recessed ceiling spotlights, external part-glazed door to rear garden, doors to Sitting Room, Master Suite and Store Room.

Main Sitting Room 6.60m max x 5.13m max (21'8" max x 16'10" max)

The main reception room features partially full-height ceiling with the galleried mezzanine sitting room above and beautiful glazed atrium which takes in views over the rear garden and adjoining countryside.

Two radiators, external glazed door to rear garden.

Master Suite:

Bedroom One 4.70m x 4.06m (15'5" x 13'4")

A double bedroom of generous proportions with radiator, French doors to rear garden, archway to Dressing Room and door to Shower Room.

Dressing Room

Radiator, recessed ceiling spotlights.

En-suite Shower Room

Equipped with attractive unit incorporating concealed-cistern Vitra V-care smart toilet, inset Roca hand basin with mixer tap, adjoining vanity top with upstand and storage beneath, Banhaus mirror, corner shower cubicle with Roca dual-head rain shower and tiled surround, chrome towel radiator, recessed ceiling spotlights and extractor fan.

Store Room 5.03m x 1.73m (16'6" x 5'8")

Fitted shelving, spotlighting.

FIRST FLOOR

Landing

Gallery-style landing with radiator and two windows to front.

Bedroom Two 4.14m x 4.11m (13'7" x 13'6")

Radiator, window to rear with open views, door to en-suite Shower Room.

En-suite Shower Room

White suite comprising concealed-cistern WC and hand basin set in vanity unit with marble-effect top, splashback and cupboards beneath, corner shower cubicle with dual-head Aqualisa shower and tiled surround, tiled floor, chrome towel radiator, extractor fan.

Bedroom Three 4.19m x 4.14m (13'9" x 13'7")

Two built-in double wardrobes and matching adjoining chest of drawers, radiator, window to rear with open views.

Bedroom Four 3.86m x 3.12m (12'8" x 10'3")

Radiator, window to rear with open views.

Bathroom

White suite comprising low-level WC, pedestal hand basin and panelled corner bath with mixer tap and handheld shower attachment, fully tiled splashbacks, tiled floor, chrome towel radiator, recessed ceiling spotlights, extractor fan.

OUTSIDE

The property is accessed via vehicular gates which lead to the enclosed front garden brick-paved to provide access to the garage and offer off-road parking for a number of vehicles.

Attached Double Garage 5.99m x 5.56m (19'8" x 18'3")

Light and power, electric boiler, battery for the solar panels, two sets of traditional-style electric double doors to front.

Rear Garden

The rear garden backs onto open countryside and has been arranged to make the most of the spectacular rural views. There is a paved patio running the width of the rear elevation with attractive shallow corner steps leading up to the brick-paved

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area to the side of the house, a lawn with various inset mature trees, shrubs and bushes and a vegetable plot.

Within the rear garden, there is a cedar-framed greenhouse and a useful garden shed, as well as a cold water tap.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Electric heating
Solar panels

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor
O2 - good outdoor
Three - good outdoor
Vodafone - variable outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

RIDLINGTON

Ridlington is a delightful Rutland village lying about three miles to the north-west of Uppingham and containing many period stone houses, a number of

which are scheduled as Grade 2 Listed Buildings of architectural and historic interest. The facilities in the village comprise a church and a good community atmosphere. All others are available in the market town of Uppingham including doctors, dentist, a good range of shops catering for most needs, schools, together with a bus service.

For commuters Ridlington is ideally positioned being close to the A47 giving access to both Peterborough and Leicester and southwards to Kettering and Corby where there are good rail connections to London. In addition it is within easy driving distance of other towns including Melton Mowbray, Stamford etc.

The sporting facilities in the area are many and varied, ball participating sports including golf, cricket, football, rugby football, tennis, bowls, are all available and the delights of the countryside can also be enjoyed either on horseback or walking and Rutland Water, lying just to the east, is one of the largest manmade lakes in Europe and offers a wide variety of leisure activities.

The village therefore is a tranquil haven in the heart of Rutland and is much sought after as a lovely location in which to live.

COUNCIL TAX

Band G
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

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constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

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6. The information in these particulars is given

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Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.











Approximate Area = 2609 sq ft / 242.3 sq m (excludes gallery area)

Limited Use Area(s) = 152 sq ft / 14.1 sq m

Garage = 359 sq ft / 33.3 sq m

Total = 3120 sq ft / 289.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1502610



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