

Cannon House, Pilton Road
North Luffenham, LE15 9PD

Price Guide £500,000

Richardson

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Key Features

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

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Additional land available through separate negotiation. 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 large hard standing 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

















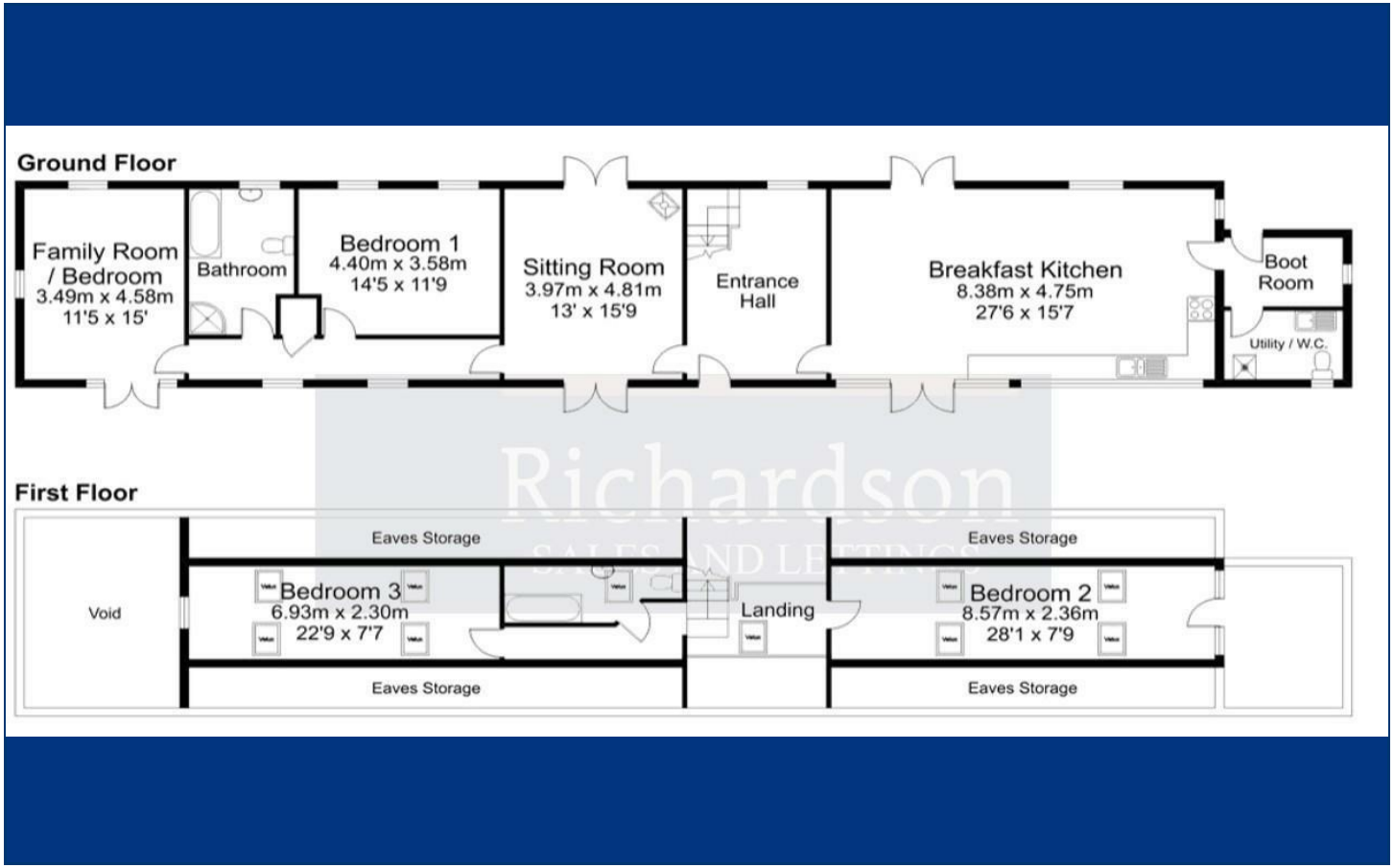



S Luffenham Rd
0.45acres
2013sqft living space





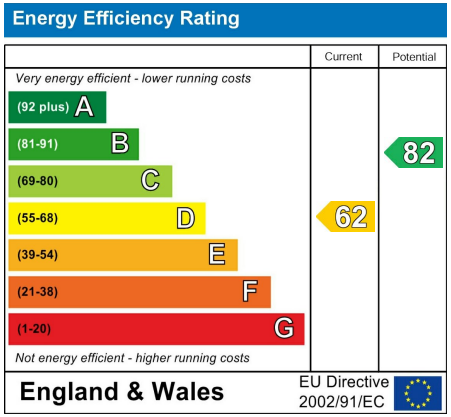
Floor Plan



Area Map



Energy Efficiency Graph



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