



Figtree Farmhouse & Farm Buildings, Top Road, Ridlington, Rutland, LE15 9AX
£895,000



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Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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A lovely picture postcard Grade II listed former Farmhouse and range of traditional Farm Buildings with FULL PLANNING PERMISSION for conversion into two 3-bedroom dwellings.

The property as a whole stands in generous gardens and grounds of approximately 0.65 acres and is situated in the centre of this premium Rutland village.



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FIGTREE FARMHOUSE, 1 TOP ROAD, RIDLINGTON

A detached, Grade II listed Cottage built of local stone under thatched roof and dating from the late 17th century.

The cottage stands in generously-sized gardens and grounds in the centre of the picturesque Rutland village of Ridlington. The property has been rethatched in 2024 and is presented in good condition throughout.

This beautiful three bedroom Cottage has a floor area extending to approximately 2,619 sq ft (243 sq m) and offers characterful accommodation which briefly comprises:

GROUND FLOOR: Dining Room, Study, Sitting Room with Inglenook fireplace, shaker-style Kitchen/Breakfast Room, Rear Hall, Master Bedroom Suite with contemporary en-suite Wet Room;

FIRST FLOOR: two further double Bedrooms, contemporary Bathroom with separate shower cubicle.

OUTSIDE: driveway providing parking for a number of vehicles to the front, good-sized gardens to the side and rear of the property, useful traditional stone Workshop and adjoining brick Barn.

ACCOMMODATION

GROUND FLOOR

Dining Room 5.46m x 4.67m (17'11" x 15'4")

Fireplace recess, solid oak entrance door, radiator, quarry tiled floor, exposed ceiling beam recessed spotlights, window to front elevation, doors to Study and Sitting Room.

Sitting Room 8.89m x 4.70m (29'2" x 15'5")

Beautiful Inglenook fireplace with stone surround, ambient underlighting and heavy bressumer beam above housing open fire, radiator, part York stone floor / part oak floor, traditional beamed ceiling, wall light points, internal door to stairs leading to first floor, windows (with window seats) to front and rear elevation., trap door to cellar.

Study 2.18m x 3.96m (7'2" x 13'0")

Radiator, quarry tiled floor, window to side and rear elevations.

Breakfast Kitchen 3.96m x 3.38m (13'0" x 11'1")

Fitted in modern shaker style and featuring a range of good quality units incorporating granite work surfaces with upstand, inset twin bowl stainless steel sink with grooved drainer and mixer tap above, base grey fronted cupboards and drawers (with cup handles), eye level wall cupboards and matching island with breakfast bar. Integrated appliances comprise four ring electric ceramic hob with extractor hood above and eye level Neff electric double oven.

There is space and plumbing for washing machine.

Radiator, tiled floor, exposed stonework to one wall, recessed spotlights, window to front elevation, door to Rear Hall.

Rear Hall 1.30m x 4.04m + 1.04m x 2.01m (4'3" x 13'3" + 3'5" x 6'7")

Radiator, travertine tiled floor, two external doors.

WC 1.70m x 1.32m (5'7" x 4'4")

White suite comprising low level WC and wash hand basin, radiator, travertine tiled floor, roof light.

Utility 1.83m x 1.70m (6'0" x 5'7")

Grey/cream units with timber worktops, inset single drainer stainless steel sink, plumbing for washing machine

Built-in airing cupboard housing hot water cylinder, Grant oil fired boiler, travertine tiled floor

Master Bedroom (One) 5.31m x 4.57m (17'5" x 15'0")

Exposed stonework to one wall, underfloor heating, French door with glazed side panels to front elevation.

Dressing Area

Underfloor heating, full height windows to front elevation.

Wet Room 2.90m x 2.41m (9'6" x 7'11")

Contemporary white suite comprising concealed cistern WC and wall mounted vanity unit with inset

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hand basin and mixer tap, walk-in double shower with floor drain, deluge shower above, a further handheld shower attachment and a large shower screen.

Fully tiled walls, waterproof flooring, recessed ceiling spotlights, full height opaque window to front elevation.

FIRST FLOOR

Landing (One) 1.96m x 1.60m (6'5" x 5'3")

Door to Bedroom Two, step up to Landing Two.

Bedroom Two 4.98m x 4.57m (16'4" x 15'0")

Fitted wardrobe, radiator, dual aspect windows to front and side elevations.

Landing (Two) 2.03m x 3.30m (6'8" x 10'10")

Spacious landing area which could have a number of uses. Radiator, window to front elevation.

Bathroom 3.63m x 2.74m (11'11" x 9'0")

Contemporary white suite comprising low level WC, rectangular pedestal hand basin with mixer tap, panelled bath and separate shower cubicle with deluge shower above and a further handheld shower.

Upright radiator, timber effect laminate floor, roof access hatch, window to rear elevation.

Bedroom Three 4.93m x 4.39m (16'2" x 14'5")

Stone fire surround, two radiators, spot lighting, window to front elevation.

OUTSIDE

Gardens & Grounds

The property is accessed from Top Road via an extensive gravelled driveway which provides off-road parking for a number of vehicles.

The established, wrap-around gardens are fully enclosed and extend to approximately 0.65 acres. The gardens and grounds are mainly laid to lawn with inset mature trees and a sunken patio area adjacent to the front elevation. There is a useful traditional stone Workshop and adjoining brick Barn. There is also a gated pedestrian access at the rear of the garden leading onto Main Street.

Traditional Stone Workshop 6.91m x 2.51m (22'8" x 8'3")

Lighting and power. external door.

Traditional Brick Barn 7.54m x 4.88m (24'9" x 16'0")

Lighting and power, two windows and external door.

RANGE OF BARNs WITH PLANNING PERMISSION, TOP ROAD,

The sale includes two traditional barns which formed part of the original farmyard. These barns currently have Full Planning Permission for the conversion into two separate dwellings which was granted by Rutland County Council under planning reference FUL/2004/0436/AH and (LBA/2004/0437) on 11th April 2005. This planning permission is extant, and this is

confirmed in a letter dated 28th April 2010 received from Rutland County Council stating that one of the original conditions of the planning consent has been discharged. The planning consent is therefore still in existence and valid overall. Interested parties must make and rely upon their own enquiries to RCC planning department for clarification on the planning status. The consent provides for the conversion of the redundant agricultural barns into two 3-bedroom dwelling house - Barn 1 approximately 1,733 sqft (161 sqm), Barn 2 approximately 1,528 sqft (142 sqm). Each barn will have its own access, one from Noel Lane and one by sharing part of the access lane to Figtree Farmhouse. The details of the planning permission and drawings can be obtained from Rutland County Council Planning website under the planning reference FUL/2004/0436/AH and (LBA/2004/0437)

Barn One (East) 7.62m x 4.83m (25'0" x 15'10")

Extends to 161 sq ft (1,733 sq m)

Barn Two (West) 2.49m x 6.02m (8'2" x 19'9")

Extends to 142 sq ft (1,528 sq ft)

Please note: The barns with planning permission are in a dilapidated condition, overgrown and with uneven ground. Great care must be taken during any viewing with suitable footwear to be worn. Any viewers do so at their own risk and neither the vendor or their agents will be responsible for any injury caused while viewing the property.

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SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

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 F
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 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

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property 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.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

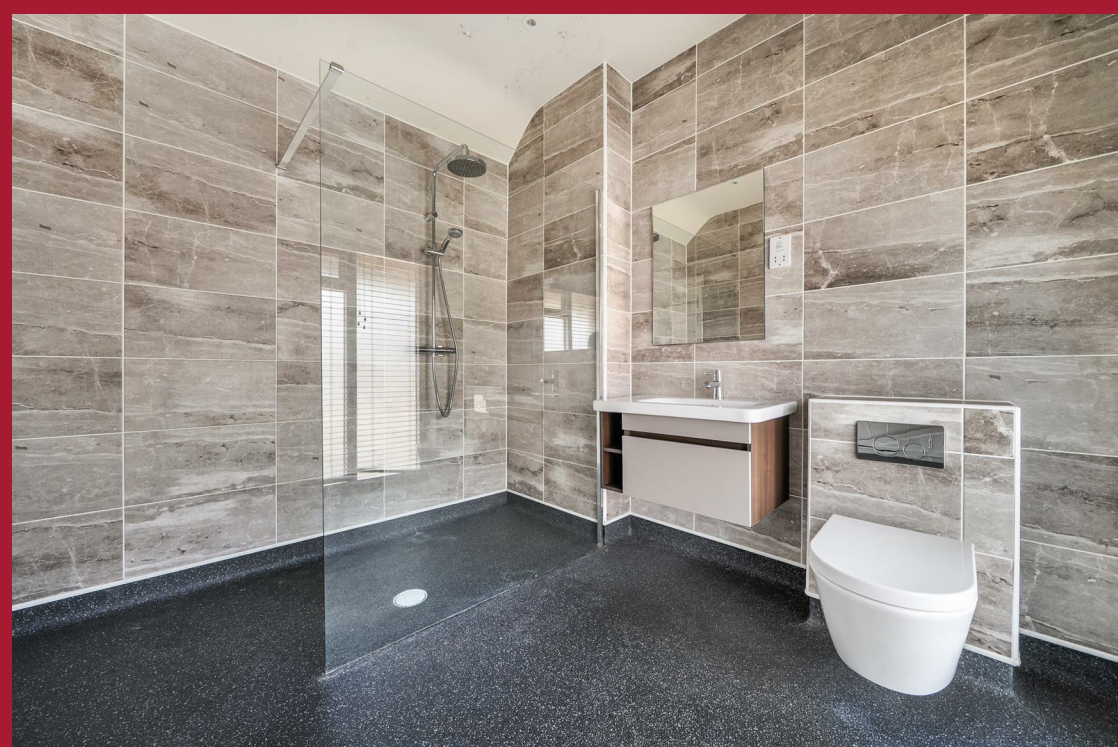
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate







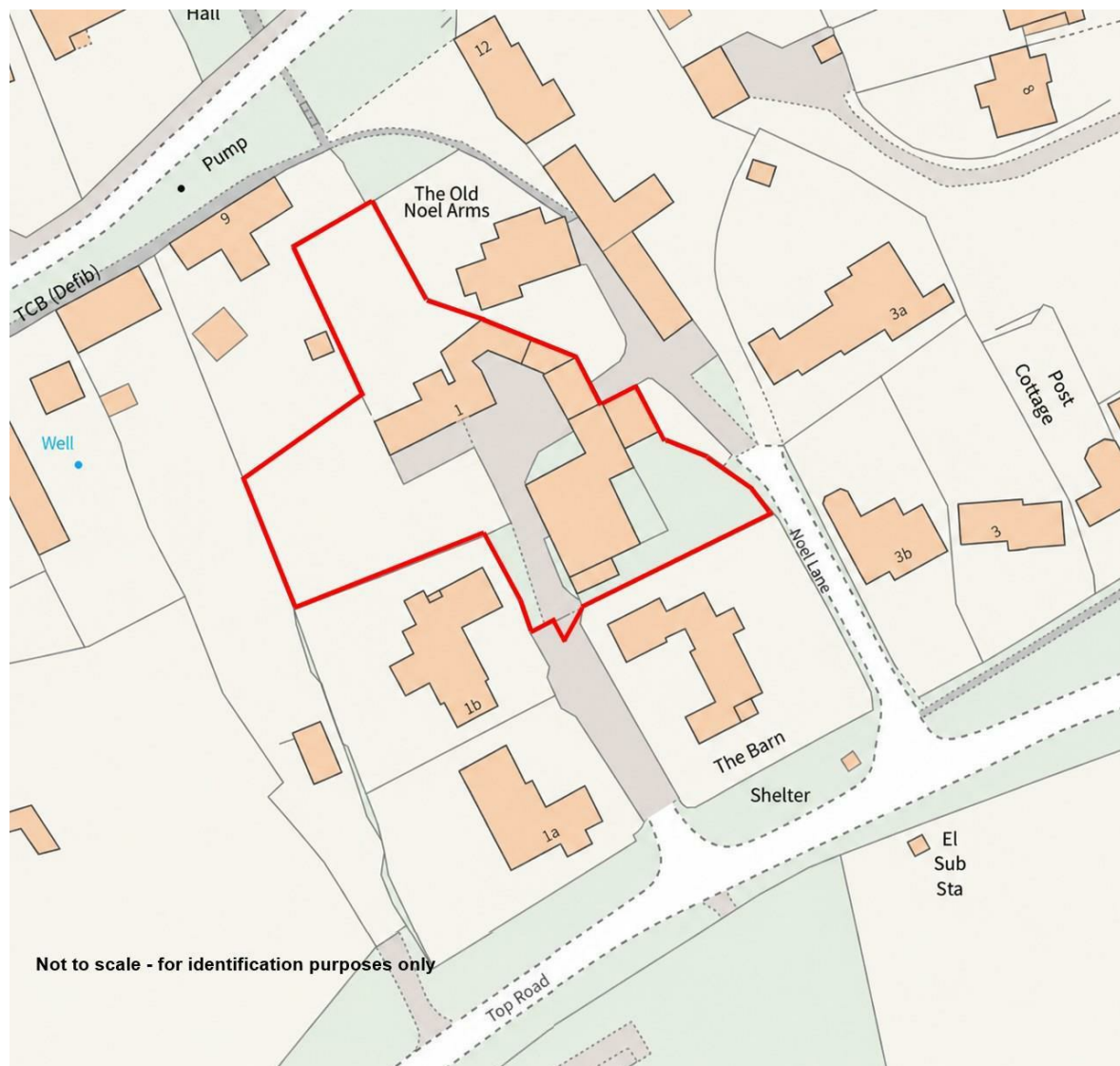






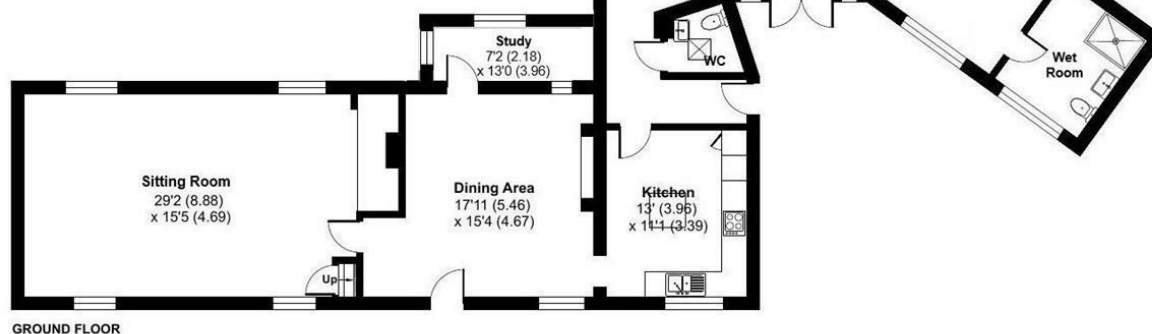
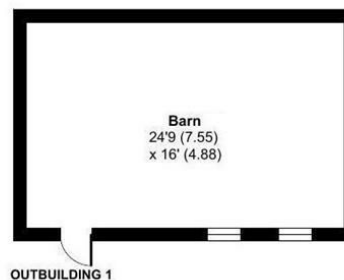
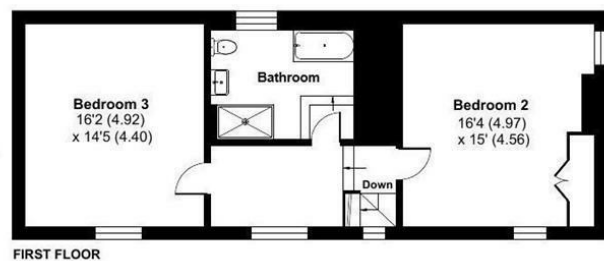


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Approximate Area = 2064 sq ft / 191.7 sq m
 Outbuildings = 555 sq ft / 51.5 sq m
 Total = 2619 sq ft / 243.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1503309 © nitchecom 2026.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	65
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		
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