

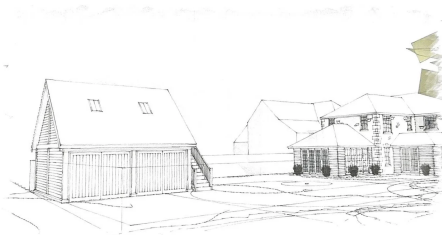
pective Sketch; South-West View



Agent to Top House Farm, Main Street, Thistleton, Rutland, LE15 7RE

Mark Architects

pective Sketch; West View



Agent to Top House Farm, Main Street, Thistleton, Rutland, LE15 7RE

Mark Architects

pective Sketch; North View



Agent to Top House Farm, Main Street, Thistleton, Rutland, LE15 7RE

Mark Architects Ltd.

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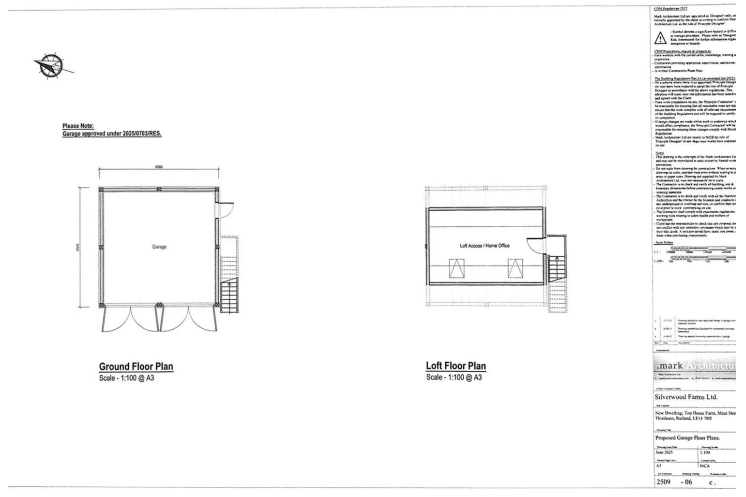
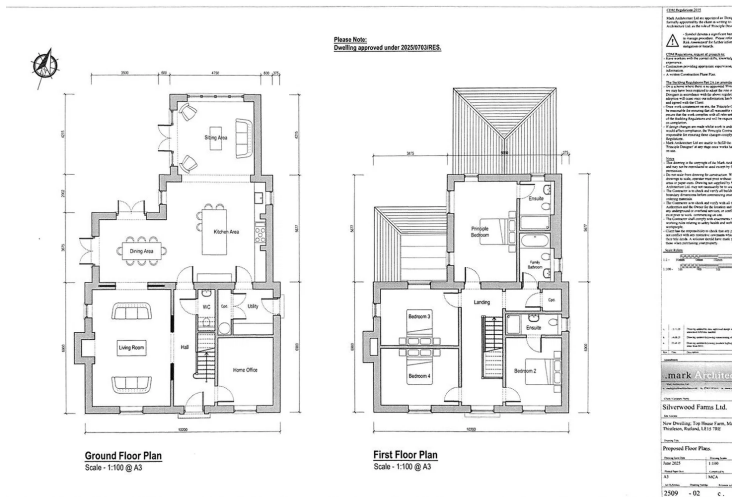
£250,000

Bedrooms: 4 | Bathrooms: 3

An exciting opportunity to acquire a well-positioned building plot within the desirable village of Thistleton, benefiting from recently approved planning permission for a thoughtfully designed four-bedroom detached home. Set within a mature and generous plot, the scheme blends traditional architectural styling with modern, energy-efficient living, offering a buyer the chance to create a bespoke home tailored to their own specification.

- Attractive village setting within Thistleton
- Traditional design with scope for contemporary, energy-efficient build
- Full planning permission for a four-bedroom detached dwelling
- Generous and mature plot with established surroundings

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Perspective Sketch; South-West View



Land adjacent to Top House Farm, Main Street, Thistleton, Rutland, LE15 7RE

Mark Architecture Ltd.

Property Type: Plot

Bedrooms: 4 | **Bathrooms:** 3

Forming part of an attractive street scene within the village of Thistleton, in the parish of Market Overton, this is an excellent opportunity to create an attractively designed four bedroom detached home. The site enjoys a good-sized mature plot and benefits from recently approved planning permission, allowing a buyer to build a traditional-looking home whilst still enjoying the advantages of contemporary building regulations, low-energy living, and the ability to finish the property to their own personal taste.

The proposed accommodation will comprise an entrance hall with home office off, cloakroom, living room, and an open plan kitchen diner leading through to a further TV sitting room / sun room area. To the first floor, the design includes a principal bedroom and second bedroom, both with en-suite facilities, together with two further bedrooms and a family bathroom.

The plot is of a good size and enjoys a mature setting, with a large driveway, garaging and outbuildings, with potential for a home office above, subject to the final specification and layout.

Thistleton is a well-regarded Rutland village forming part of the parish of Market Overton, where there are excellent local amenities within the shared parish. The location is also highly convenient for access to the A1, together with mainline rail services from Grantham, making it well placed for commuting and wider travel.

