



## The Stables

Aldgate | Ketton | Rutland | PE9 3TD

 FINE & COUNTRY



# KEY FEATURES

- *Attractive Parcel of Land Set Aside for Grazing*
- *Extends to Approximately 1.2 Acres (Subject to Measured Survey)*
- *Stable Block and Attached Garden Store*
- *Electric and Mains Water Connected*
- *Road Access from Aldgate*
- *The Stables are Located on Higher Ground Above the River Chater*
- *Available as Freehold*
- *Not Subject To Panner Offers Will Be Considered*





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Set within a particularly peaceful position on the edge of Ketton, this attractive parcel of land offers a rare opportunity to acquire a beautifully secluded riverside setting with an established stable building and direct frontage to the River Chater. Extending to a generous size and enclosed by mature trees and hedgerows, the land enjoys a wonderfully private atmosphere while remaining within easy walking distance of the heart of the village. The grounds have clearly been carefully enjoyed and thoughtfully maintained, with mown pathways leading down towards the riverbank and a number of quiet areas created for sitting, relaxing and taking in the surroundings.

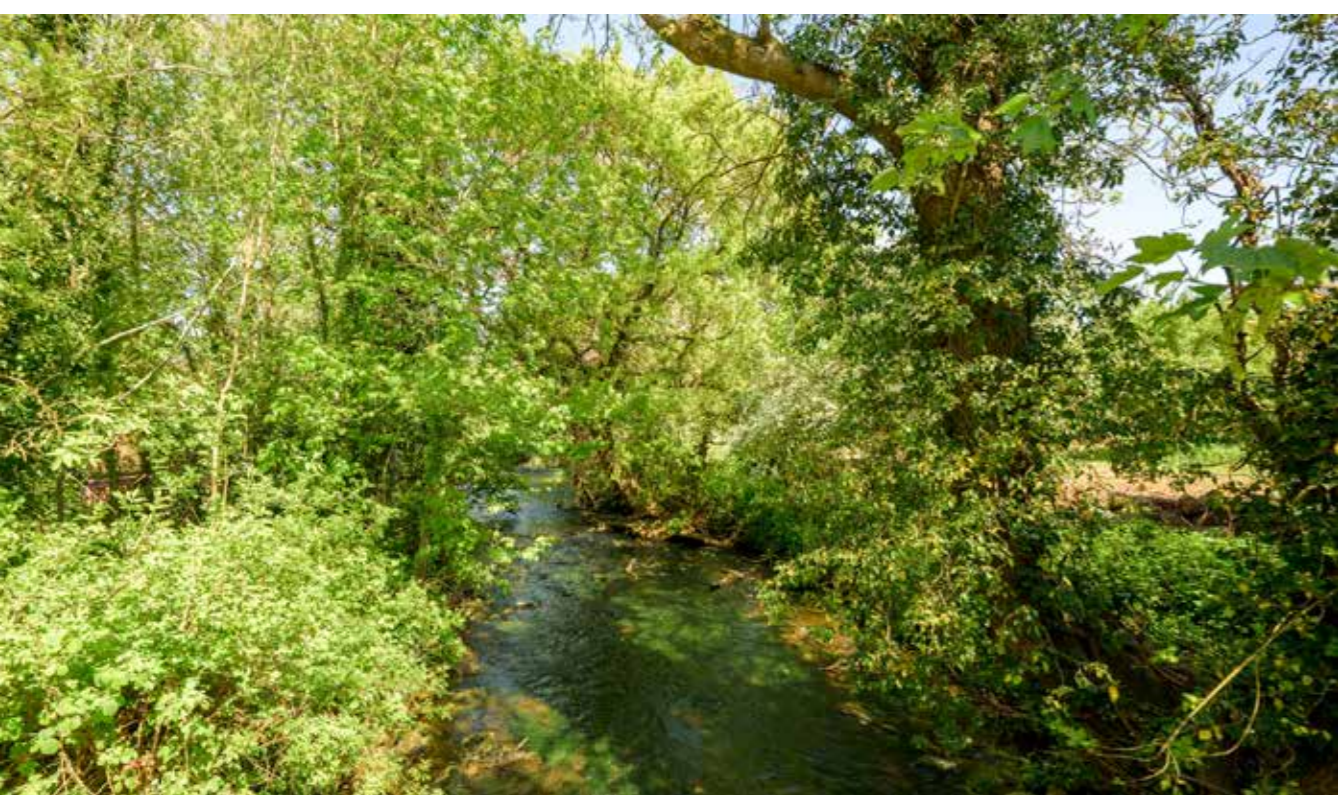
The River Chater forms a striking natural backdrop to the site, with clear water gently winding along the boundary and attracting an abundance of wildlife throughout the seasons. Swallows return annually to nest nearby, rabbits move freely across the grassland and deer are regularly seen taking shelter amongst the trees and shrubs. The owners have also kept bees here, producing their own honey, while the grounds have supported a variety of small livestock and poultry over the years.

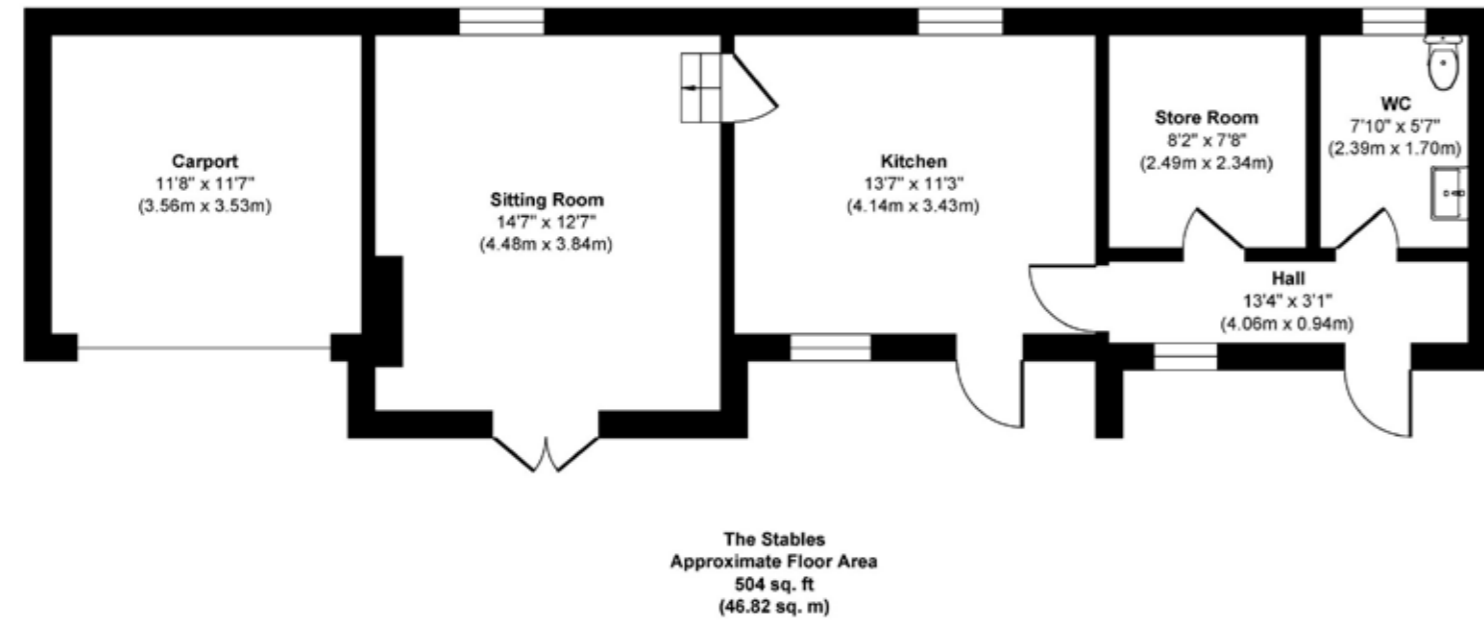
At the centre of the site sits a substantial stable building which has proved to be an extremely practical and versatile addition. The owners have used it extensively throughout the year, particularly during the winter months thanks to the large wood-burning stove which creates a warm and inviting environment. The building also incorporates useful ancillary facilities including a bathroom, washing area and dining space, making it particularly well suited to recreational and leisure use connected to the land.

One of the most appealing aspects of the property is the contrast between its peaceful, almost hidden-away atmosphere and its excellent accessibility to village amenities. Despite the sense of rural escapism beside the riverbank, the village church, local pub, shop, post office and café are all only a short walk away.

The land is offered as amenity and recreational land rather than as a development opportunity, but its combination of riverside frontage, established building, wildlife interest and village setting creates a genuinely unusual and highly attractive offering within this sought-after Rutland village.

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**Approx. Gross Internal Floor Area 504 sq. ft / 46.82 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Agents notes:**

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or their agent. © Unauthorised reproduction prohibited.



**LOCAL AUTHORITY:** Rutland County Council

**SERVICES:** Mains Water, Drainage and Electricity and Log Burner

**TENURE:** Freehold

**COUNCIL TAX BAND:** N/A

**DISCLAIMER:**

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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