



Stocken Hall

Oakham, LE15 7RY

Approached down a sweeping driveway and set within an iconic Grade II* listed country house dating back to the early 17th century, this exceptional duplex apartment delivers scale, style and flexibility in equal measure. A beautifully furnished three-bedroom, 3 bath/shower room duplex apartment benefits from three impressive reception rooms, flexible living space, off street parking and access to landscaped grounds, and is set amid Rutland's finest countryside, dining and leisure destinations. Conveniently located for the market towns of Stamford and Oakham, the property also offers straightforward access to the A1, making regional and national travel refreshingly simple.

£2,000 PCM

Stocken Hall

Oakham, LE15 7RY



- Beautifully Presented Furnished duplex apartment
- Set over the first and second floors of this Converted Grade II* Listed 17th Century Mansion House
- 3 double bedrooms - 2 with en-suites and all with excellent storage
- Principal suite with en suite shower and dressing room
- Large and versatile upper-floor seating area
- Stunning communal grounds, countryside views and 2 off-street parking spaces
- High ceilings, sash windows and superb natural light
- Fully Fitted Kitchen
- Please refer to attached Key Facts for Tenants for Material Information disclosures
- Please note Stocken Hall House Rules included below

Entrance Hall

12'5 x 9'5 (3.78m x 2.87m)

Drawing Room

24'2 x 21'6 (7.37m x 6.55m)

Dining Room

20'0 x 16'7 (6.10m x 5.05m)

Snug/Study

13'2 x 10'7 (4.01m x 3.23m)

Kitchen

12'0 x 10'0 (3.66m x 3.05m)

Inner Hall

Master Suite inc Ensuite & Dressing Room Above

21'8 x 18'9 (6.60m x 5.72m)

Ensuite Shower

8'11 x 7'0 (2.72m x 2.13m)

Dressing Room (1st floor) - limited Head Height

8'11 x 6'9 (2.72m x 2.06m)

Bedroom 2

15'11 x 11'3 (4.85m x 3.43m)

First floor Sitting Area

19'8 x 15'10 (5.99m x 4.83m)

Bedroom 3

18'10 x 13'4 (5.74m x 4.06m)

Ensuite Bathroom

10'1 x 6'4 (3.07m x 1.93m)

Walk In Wardrobe

Boiler Room

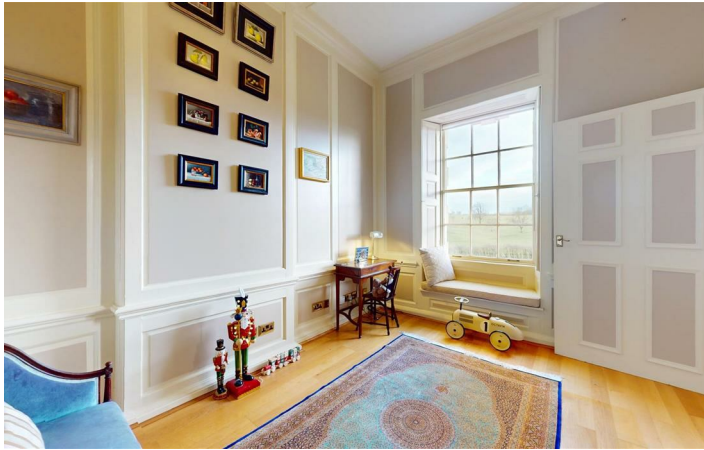
Off Street Parking - 2 Spaces (Communal)

Communal Gardens

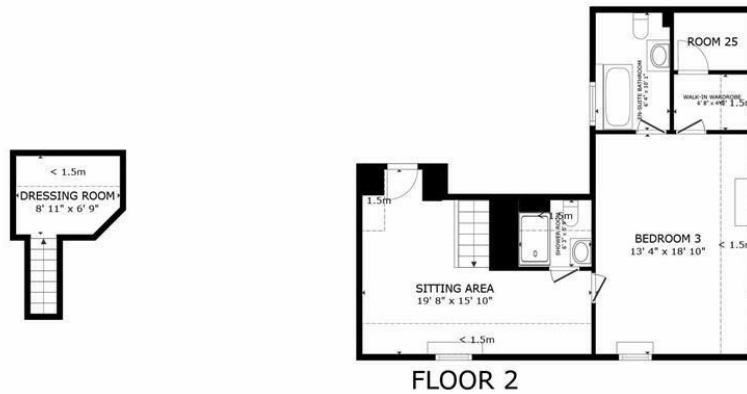


Directions

Please use postcode LE15 7RY for Sat Nav assistance.



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 1,626 sq.ft. FLOOR 2 582 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 164 sq.ft.
 TOTAL : 2,208 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E	40		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	