



Beaumont Chase Farmhouse, Stockerston Road, Uppingham, Rutland, LE15 9HJ

Guide Price £1,200,000



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Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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A rare opportunity has arisen to acquire a charming, substantial character farmhouse, range of traditional farm buildings and 1.50 acre grass paddock, all in a stunning setting close to the historic market town of Uppingham, enjoying panoramic views over surrounding countryside.



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The property is Grade II Listed and dates from the late 18th Century with further additions in the mid 19th Century.

Text of the Listing:

Farmhouse, late C18, extended early-mid C19. Original house of coursed ironstone rubble with ashlar dressings, hipped C20 plain tile roof with brick ridge stacks. West front 5 window range, in 2 parts, that to right of 2 storeys, 3 windows wide (central window possibly originally a door), 6/6 sashes with gauged stone lintels. Left hand part, 2 windows wide of 3 storeys. Ground floor 6/6 sashes (smaller than those to the right), first floor a similar sash and a blind window, second floor 3/3 sashes. C19 addition of brick, parallel to original block, but slightly shorter, also with hipped plain tile roof. South end united by rendering to disguise difference in materials and treated as double-fronted facade, 3 windows wide, with central distyle Doric portico (reroofed to monopitch), 8/8 sash windows, top left one false, and full length French window to right of door. At one time known as King's Hill Lodge.

The property offers good size family accommodation arranged over two storeys with two attic rooms and enjoys far reaching south-westerly views across the valley and adjoining farm and woodland.

The property also has a 1.50 acre grass paddock and an extensive range of traditional farm buildings to the

rear which are included in the sale, with a delayed possession being given by the vendor until 1st June 2028.

The accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Study, Dining Room, Drawing Room, Farmhouse Kitchen / Diner, Inner Hall, Shower Room with WC, Inner Hall, Utility, Garden Room, Entrance Porch, Toilet WC.

FIRST FLOOR: Landing, Master Bedroom, Jack and Jill Bathroom, 3 further Double Bedrooms, two with en-suite Shower Rooms, separate WC.

SECOND FLOOR: Two Attic Rooms.

CELLARS: A number of below ground Cellars.

GARAGE: Open fronted single garage.

RANGE OF TRADITIONAL FARM BUILDINGS TO REAR: vacant possession being given 1st June 2028

GRASS Paddock: extending to approximately 1.50 acres

LOCATION

Beaumont Chase Farmhouse is located approximately 1.5 miles to the south west of the market town of Uppingham in the county of Rutland.

The property is accessed directly from the Stockerston Road, down a long private driveway leading to the property. The house sits in an elevated and enviable position with beautiful views over the valley of the Eye Brook just on the Rutland border with Leicestershire.

The house is set in open, undulating countryside and sits immediately west of the Eye Brook Reservoir. It lies along the B664 arterial route, which runs south-west out of Uppingham towards the nearby villages of Medbourne and Hallaton.

- Uppingham (Rutland): 1.5 miles north-east. The closest market town, providing local services, shops, and the renowned Uppingham School.
- Corby (Northamptonshire): 9 miles south-east. A major regional centre, easily accessible via the A427.
- Market Harborough (Leicestershire): 12 miles west. The main local government and commercial hub for the Harborough district, featuring a mainline train station to London St Pancras.
- Leicester (City): 16 miles west-north-west. The major East Midlands city centre for extensive shopping, amenities, and transport connections.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Feature main entrance door with glass paneling and stained glass detail, York Stone floor, elegant,

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sweeping balustrade staircase leading to first floor, radiator.

Dining Room 5.33m x 4.42m (17'6" x 14'6")

Open fireplace with dressed stone surround and hearth, radiator, picture rail, transom French doors leading to side elevation.

Study 4.27m x 2.79m (14'0" x 9'2")

Dual aspect to front and side elevations, radiator.

Drawing Room 6.38m max x 6.02m max (20'11" max x 19'9" max)

Open fireplace set within large, ornate timber surround with tiling detail and integrated overmantel mirror, traditional arched display alcoves to either side of fireplace with shelving and cupboards, radiator, two full height windows to front elevation with far reaching rural views.

Internal door leads to Inner Hall.

Farmhouse Kitchen/Diner 6.22m x 5.33m (20'5" x 17'6")

Generously proportioned room equipped with a range of fitted oak fronted floor and wall mounted kitchen units with part timber / part formica worktops and tiled splashbacks, inset single drainer sink, Rayburn two-oven cooker set in feature recess with display shelf above and traditional dresser to one wall.

Radiator, window to rear elevation.

Rear Hall

Secondary staircase to first floor, window to side elevation, internal door leading to Cellars.

Shower Room 3.12m x 1.75m (10'3" x 5'9")

White suite of low level WC and wash hand basin set in unit with storage beneath, double shower cubicle with tiled surround, radiator, tiles to walls.

Inner Hall 4.47m x 1.88m (14'8" x 6'2")

Fitted cupboards to one wall, internal door to Garden Room, internal door to Utility.

Garden Room 5.23m x 3.89m (17'2" x 12'9")

Oak framed construction with French doors, tiled floor with electric underfloor heating and picture windows taking in magnificent, open views over adjoining countryside.

Utility 3.12m x 2.57m (10'3" x 8'5")

Sink unit with worktop and plumbing for washing machine beneath, radiator.

Entrance Porch 3.20m x 1.73m (10'6" x 5'8")

(located to the rear of the property)
Fitted cupboards to one wall, quarry tiled floor, Belfast sink with cupboard to side, window and external door to the rear of the house.

WC

White low level WC.

FIRST FLOOR

Landing

Feature sweeping galleried stairs, radiator, central ceiling rose, window (with window seat) to side elevation.

Master Bedroom (One) 6.02m x 4.90m (19'9" x 16'1")

Two traditional fitted wardrobes, radiator, two windows to front elevation, door to Jack and Jill Bathroom.

Jack and Jill Bathroom 4.37m x 3.99m (14'4" x 13'1")

This very large bathroom can be accessed via the landing or via Master Bedroom and used as an en-suite Bathroom.

White suite comprising low level WC, pedestal hand basin, panelled bath and separate shower cubicle.

Bedroom Two 5.03m x 4.85m (16'6" x 15'11")

Cast iron fireplace, two traditional cupboards, radiator, display shelving, window to side elevation.

En-suite Shower Room 2.74m x 1.93m (9'0" x 6'4")

White suite of low level WC and wash hand basin, shower cubicle with tiled surround and electric shower, radiator, tiles to walls, window to rear elevation.

Bedroom Three 5.26m x 5.26m (17'3" x 17'3")

Cast iron fireplace, radiator, window to side elevation.

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En-suite Shower Room 2.69m x 2.01m (8'10" x 6'7")

White suite of low level WC and wash hand basin, shower cubicle with tiled surround and electric shower, radiator, tiles to walls.

Bedroom Four 4.27m x 3.00m (14'0" x 9'10")

Radiator, window to front elevation providing uninterrupted views.

WC

Fitted low level WC, window to side elevation.

SECOND FLOOR

Landing

Fitted cupboard, internal door to roof space.

Attic Room One 4.62m x 2.57m (15'2" x 8'5")

With window to front elevation.

Attic Room Two 4.62m x 2.46m (15'2" x 8'1")

With window to front elevation.

OUTSIDE

Open-fronted Garage 2.64m x 5.16m (8'8" x 16'11")

Single garage.

Boiler Room 1.85m x 1.22m (6'1" x 4'0")

Trianco Eurostar oil fired boiler, window and external door.

Store 3.91m x 2.77m (12'10" x 9'1")

Oil tank, external door.

Gardens

The property is approached via a long, sweeping driveway leading to parking areas to either side of the house.

There is a large, mature garden to the south of the house with well stocked mature beds and also laid to lawn.

To the north of the house, there is an additional area of garden and wooded area.

The gardens and access road extend in total to 1.56 acres and enjoy far reaching views across farmland and woodland.

Grass Paddock

A grass paddock is included within this sale. The paddock extends to approximately 1.50 acres.

The purchaser is to be responsible to erect and maintain a stock proof boundary along the western boundary of this paddock. This fence must be erected by the purchaser within six months of the sale completion date.

Range of Traditional Farm Buildings:

A range of buildings are to be included within this sale located to the rear of the farmhouse. Vacant possession of these buildings will be provided by the Vendor on 1st June 2028 or earlier by agreement. Please note: The image of the range of outbuildings used for marketing is for illustrative purposes only.

This image / photo has been enhanced by AI, and the positioning of doors and windows is indicative and for guidance only.

Brick Building One 10.01m x 4.42m (32'10" x 14'6")

With corrugated roof.

Store Room 4.45m x 2.62m (14'7" x 8'7")

Brick Building Two 13.77m x 4.45m (45'2" x 14'7")

With corrugated roof.

Stone Building Three 10.29m x 4.78m (33'9" x 15'8")

Detached Stone Barn Four 3.61m x 6.15m (11'10" x 20'2")

SERVICES

Electricity: The property currently shares a mains electricity supply with the farm. It will be the purchasers responsibility to pay for a new electric supply to be installed to the farmhouse.

Water: The property currently shares a mains water supply with the farm. The Vendor will install and pay for a new separate water supply to the farm within two years of the sale completion date. The Vendor will also disconnect any water supplied to the farm from this mains supply at his sole expense. The existing water supply to the house will then become the sole property of the purchaser. In this two year interim period, the Vendor will pay for all water used

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through the current shared water supply (normal usage).

Heating: Oil fired central heating system.

Sewerage System: The property has a private sewerage system / septic tank.

The Vendor has agreed to grant any necessary easements across the retained land to enable the connection of these services to the farmhouse.

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Ultrafast

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor, variable in-home

Three - good outdoor and in-home

Vodafone - good outdoor and in-home

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.

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

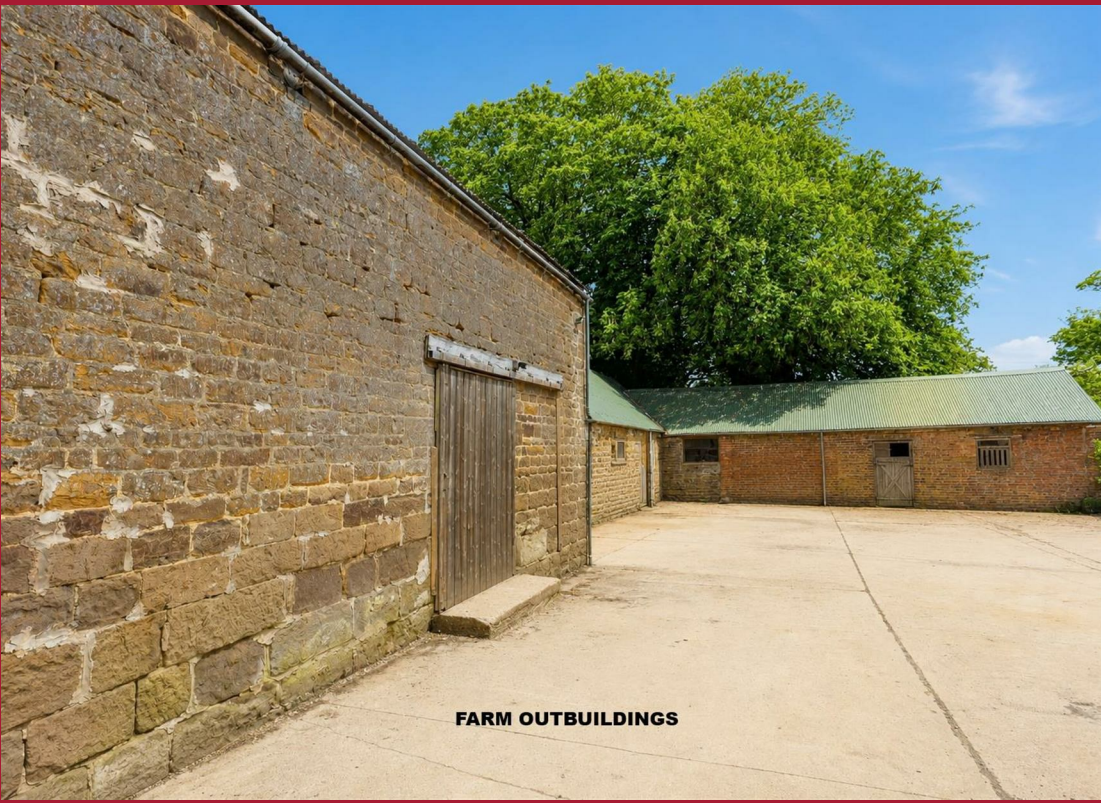
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FARM OUTBUILDINGS



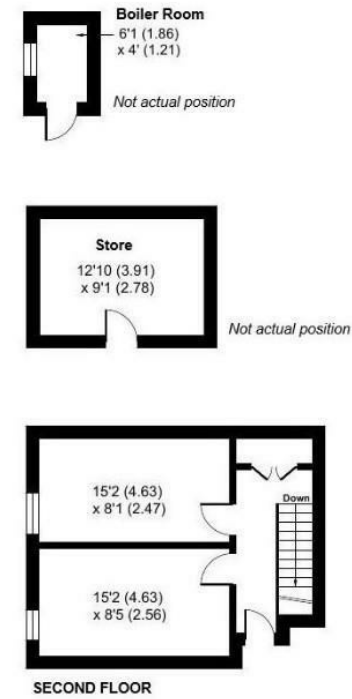
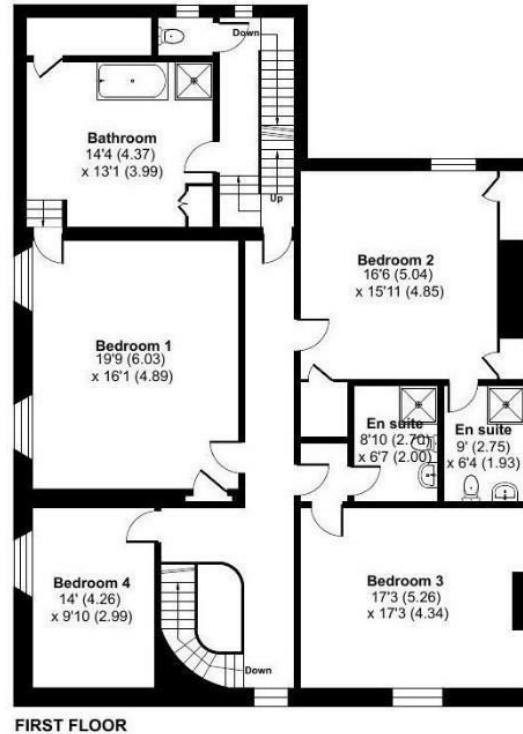
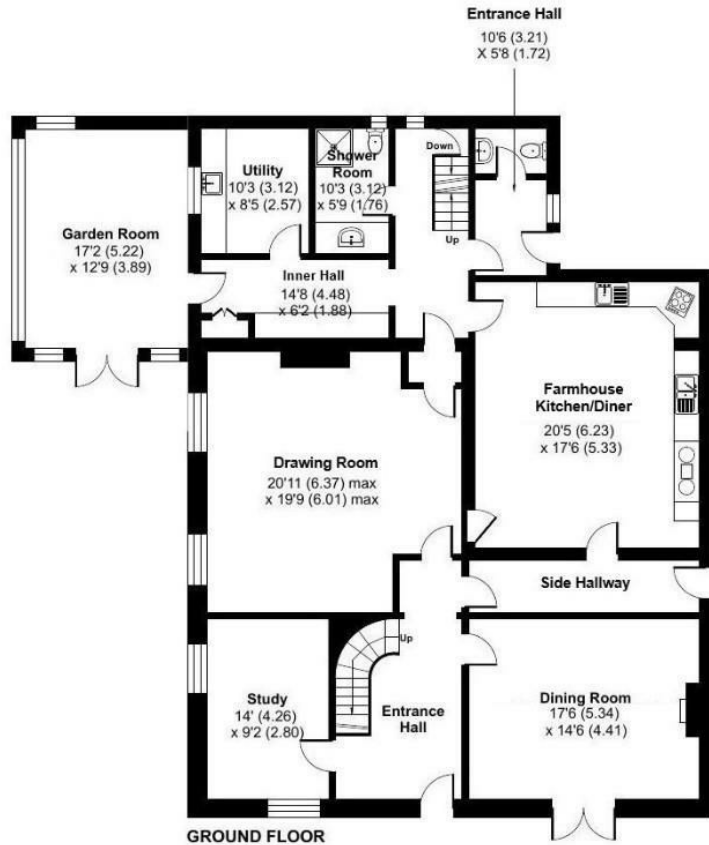








Approximate Area = 4020 sq ft / 373.4 sq m
 Outbuildings = 360 sq ft / 33.4 sq m
 Total = 4380 sq ft / 406.8 sq m
 For identification only - Not to scale



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: 1442423

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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	67 38 G
England & Wales	
EU Directive 2002/91/EC	

