



1b Main Road, Glaston
£365,000

 **NEWTON FALLOWELL**

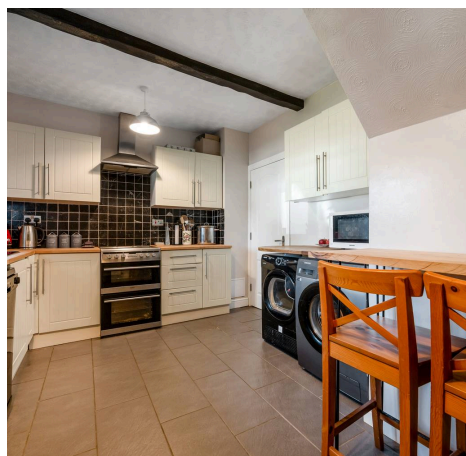
Ib Main Road

Glaston, Oakham

Nestled in the heart of a charming Rutland village, this characterful three-bedroom terraced house had a previous life as Glaston's village pub, however now offers a rare opportunity to acquire a home brimming with heritage and individuality.

Arranged over three thoughtfully designed floors (plus cellar!), the property provides versatile accommodation ideally suited for growing families seeking something truly unique. The ground floor welcomes you with spacious and inviting reception rooms, perfect for relaxing or entertaining, complemented by an additional study that is ideal for home working or as a creative space. The kitchen is well appointed, offering both practicality and style, while the home's period features blend seamlessly with modern comforts. Upstairs, the first floor hosts a generously sized bedroom and family bathroom, while the second floor features two further bedrooms and a contemporary shower room, providing flexible living arrangements for families or visiting guests. The home benefits from ample natural light and a warm, welcoming atmosphere throughout. The outside space is equally impressive, offering a well-maintained garden to the rear that provides a private and tranquil setting for outdoor dining, play, or gardening.

There is ample space for additional storage or the potential to create a dedicated seating area or kitchen garden, depending on your needs. The property also benefits from an attractive frontage that enhances its kerb appeal, with easy access to local village amenities, scenic countryside walks, and reputable schools nearby. For those seeking a blend of character, comfort, and practicality in a highly accessible rural location, this delightful home is sure to impress. Early viewing is highly recommended to fully appreciate everything this unique property and its wonderful outside space have to offer.





Living Room

13' 6" x 12' 8" (4.12m x 3.85m)

Dining Room

13' 4" x 8' 2" (4.06m x 2.48m)

Kitchen

15' 6" x 10' 7" (4.73m x 3.23m)

Study

10' 2" x 8' 2" (3.10m x 2.48m)

Bedroom One

13' 5" x 12' 1" (4.10m x 3.69m)

Bathroom

9' 9" x 5' 10" (2.97m x 1.79m)

Bedroom Two

13' 8" x 9' 4" (4.17m x 2.85m)

Shower Room

9' 4" x 4' 4" (2.84m x 1.32m)

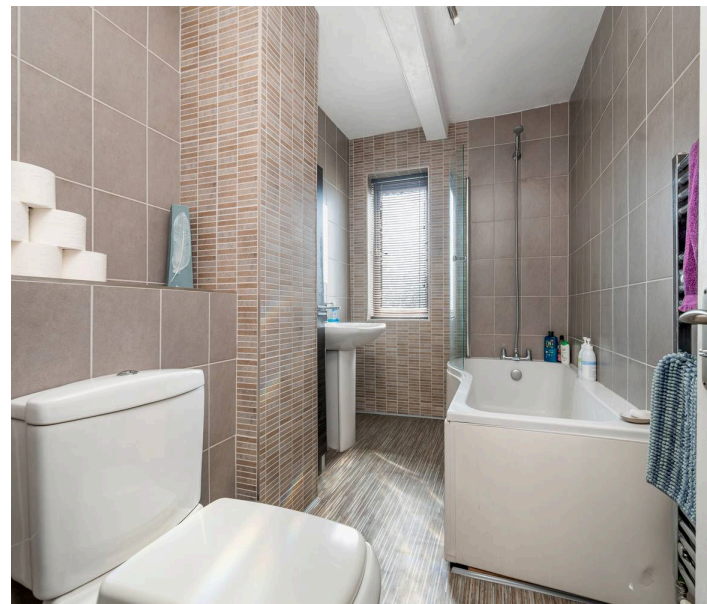
Bedroom Three

12' 0" x 9' 4" (3.65m x 2.84m)

Council Tax band: D

Tenure: Freehold

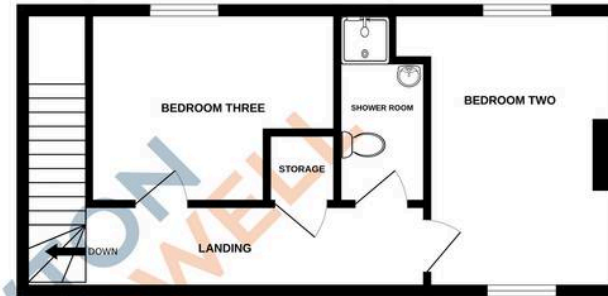
EPC Energy Efficiency Rating: E



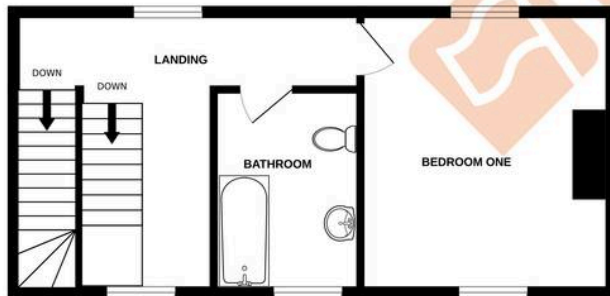
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



MAIN ROAD, GLASTON, OAKHAM, LE15 9BP

TOTAL FLOOR AREA : 1376 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Newton Fallowell - Oakham

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