



Cupola House
London Road | Uppingham | Rutland | LE15

 FINE & COUNTRY

KEY FEATURES

- *A Handsome, Non-Listed Ironstone House with Some Fine, Far-Reaching Countryside Views*
- *Part of a Wonderfully Converted Former Hunting Lodge, Understood to Date from 1872*
- *Bright Reception Room, Spacious Kitchen/Dining Room and a Utility / Boot Room*
- *Four Double Bedrooms, Two En Suites, a Family Bathroom and a TV Room or Bedroom Five*
- *Double Garage and Workshop with Stairs to a Boarded First Floor, Plus Ample Off-Road Parking.*
- *Highly Attractive, Tiered Mature Gardens with Large Lawns, Borders and Extensive Decked Terracing*
- *Versatile Ironstone Studio Accommodation with a WC, Linked to an Impressive Alitex Greenhouse*
- *Within Walking Distance of Uppingham’s Historic Town Centre and Its Wide Range of Amenities*
- *Oakham 7 Miles; Stamford 12 Miles; Kettering and Market Harborough 14 Miles; Peterborough 23 Miles*



Tucked away in a remarkably private setting within easy walking distance of the centre of Uppingham, Cupola House is one of those properties that reveals itself gradually. From the upper approach, its discreet frontage gives little indication of the scale of the house beyond, nor of the beautiful south-facing gardens that fall away below it. Arranged over three floors and forming part of a former hunting lodge dating from the 1870s, this is a characterful and highly individual home that combines period interest with generous, practical family accommodation.

The current owners have lived here for almost 17 years, during which time Cupola House has proved itself equally suited to family life, entertaining, home working and simply enjoying its unusually secluded position. “*The thing we have always loved is that everything is here,*” say the owners. “*We can walk into town in five minutes, but once you are in the garden you feel completely tucked away.*”

The original part of the property dates from around 1872 and formed the eastern end of the former hunting lodge. The building was comprehensively modernised and extended in the early 2000s, with considerable care taken to ensure that the later additions sit comfortably alongside the original architecture. The present owners have subsequently continued that process, adding a utility and boot room as well as creating a separate garden office and an impressive greenhouse.



Cupola House is built into the hillside, which gives it an intriguing layout and two separate points of access. The owners generally arrive at lower ground-floor level, where there is generous parking and garaging, while a second entrance from the upper lane opens onto the middle floor. It is an arrangement that works particularly well in practice, especially for a family whose needs may change over time.

The principal day-to-day living accommodation is on the lower ground floor, where both the kitchen and main reception room face south across the gardens.

The kitchen and dining room is particularly appealing, combining traditional painted cabinetry in a rich green with timber worktops, a range-style cooker and a substantial dining area. Windows on more than one elevation bring in plenty of natural light, while the scale of the room means that cooking and eating sit comfortably together without either feeling compromised.

This is very much a working family kitchen rather than a purely decorative one, and the adjoining utility and boot room has been an important addition. With further cabinetry, laundry facilities, a Belfast-style sink and direct access outside, it keeps the practical business of everyday life away from the main kitchen.

The reception room is equally generous, with a deep blue decorative scheme giving warmth and character to the space. An open fireplace provides a handsome focal point, although the south-facing aspect means the room is naturally warm and bright. Two sets of French doors open directly onto the decked terrace, creating an effortless relationship between house and garden.

During warmer months, that terrace becomes a genuine extension of the living space. *“We have breakfast out there, lunch out there and dinner out there,”* say the owners. *“As the sun moves around there are different places to sit, so you can use the garden throughout the day.”*

A quieter area within the reception room, with stunning bespoke book shelves, has also been used for reading, card games and chess, demonstrating how easily the scale of the room accommodates different activities.











The first floor contains three bedrooms, including the principal suite. Because of the house's position on the slope, the bedrooms enjoy a sense of elevation and privacy, with attractive outlooks across the gardens and surrounding greenery.

The principal bedroom is a well-proportioned south-facing room with fitted storage and an en suite shower room. Two further bedrooms, both with useful built-in storage, are served by the family bathroom. The latter has recently been updated and is particularly striking, with painted green panelling, botanical wallpaper, a freestanding roll-top bath and separate shower.

The owners have redecorated and refreshed the bathrooms and numerous other areas of the house during their time here, as well as replacing the radiators on the principal living floor with traditional-style models that suit the character of the property.

The top floor is perhaps the most unexpected part of Cupola House. Here, a large second sitting room provides wonderfully flexible additional accommodation beneath exposed timbers and the property's distinctive cupola. The original hunting bell remains in place, protected behind glass, providing a tangible link with the building's past and one of its most memorable features.

The owners have used this floor extensively while bringing up their family. Its degree of separation from the principal living spaces made it an ideal retreat for older children and their friends, while it now works equally well as an additional television room or informal sitting space. With extensive eaves cupboards running around the room, there is also a considerable amount of useful storage.

Alongside is a further bedroom with its own en suite shower room, making the entire upper floor particularly well suited to guests, older children or relatives. The second sitting room could potentially provide additional sleeping accommodation when required, giving the house considerable flexibility for multigenerational living.





That versatility continues outside the main house.

At the upper level of the garden is a recently constructed detached office or studio. Designed as a proper working environment rather than an improvised garden room, it has wide glazed doors that can be opened almost completely to the garden, together with its own WC nearby.

Currently arranged as an office with exercise space, it could serve equally well as a studio, gym, creative workspace or occasional guest room.



Adjacent is an exceptional bespoke Alitex greenhouse, which is likely to prove irresistible to a keen gardener. Beautifully constructed and fitted with a sink and working areas, it also benefits from an underground rainwater reservoir with a pump, allowing collected water to be used within the greenhouse.

A particularly unusual detail within the greenhouse is the decorative metal grating, reclaimed from a dismantled church in Scotland. It adds another small layer of character to a space that is already far removed from a purely functional greenhouse, and reflects the individuality found throughout the house and garden.





The gardens themselves are undoubtedly one of Cupola House's defining features. The current owner has horticultural training and has spent many years developing the grounds into a richly planted, mature garden that nevertheless remains intended to be enjoyed rather than simply admired.

The south-facing plot descends in terraces from the house, with lawns, established borders, clipped evergreens, roses, wisteria, mature trees and winding paths linking the different levels. There are numerous seating areas, each offering a slightly different perspective, catching the sun at a different point during the day.

The overall effect is wonderfully private. Although Cupola House lies close to the town centre, the dense planting, mature trees and sloping landscape create a sense of enclosure that feels surprisingly rural. From the upper garden there are longer views across the surrounding countryside, while evenings can bring the sight of pipistrelle bats overhead.

Importantly, despite the garden's accomplished appearance, the owners are keen to stress that its structure is already established. *"The hard work has been done,"* they explain. *"You can put as much into it as you want. If you love gardening there is plenty to enjoy, but it is not a garden where you have to be working every single day."*

The various levels connect naturally through paths and steps, so there is none of the sense of isolated garden compartments that can sometimes accompany a terraced plot. There are also fruit trees, including espaliered pears, and further unused space that could be used for growing vegetables.





At the lower level, the property has a substantial garage building, currently arranged as a double garage with an adjoining workshop. A permanent staircase rises to a vast boarded storage area above, providing considerably more usable space than a conventional garage loft.

The previous owners are understood to have obtained consent for rooflights within this upper space, and the building may offer scope for alternative uses in the future, subject of course to any necessary planning consents.

Parking is another considerable advantage, particularly so close to the centre of Uppingham. There is room for several cars at lower level, additional parking within the garage and further secure parking beside the upper entrance, where removable posts can be used to restrict access. For all its privacy and space, one of the great pleasures of Cupola House is its convenience.

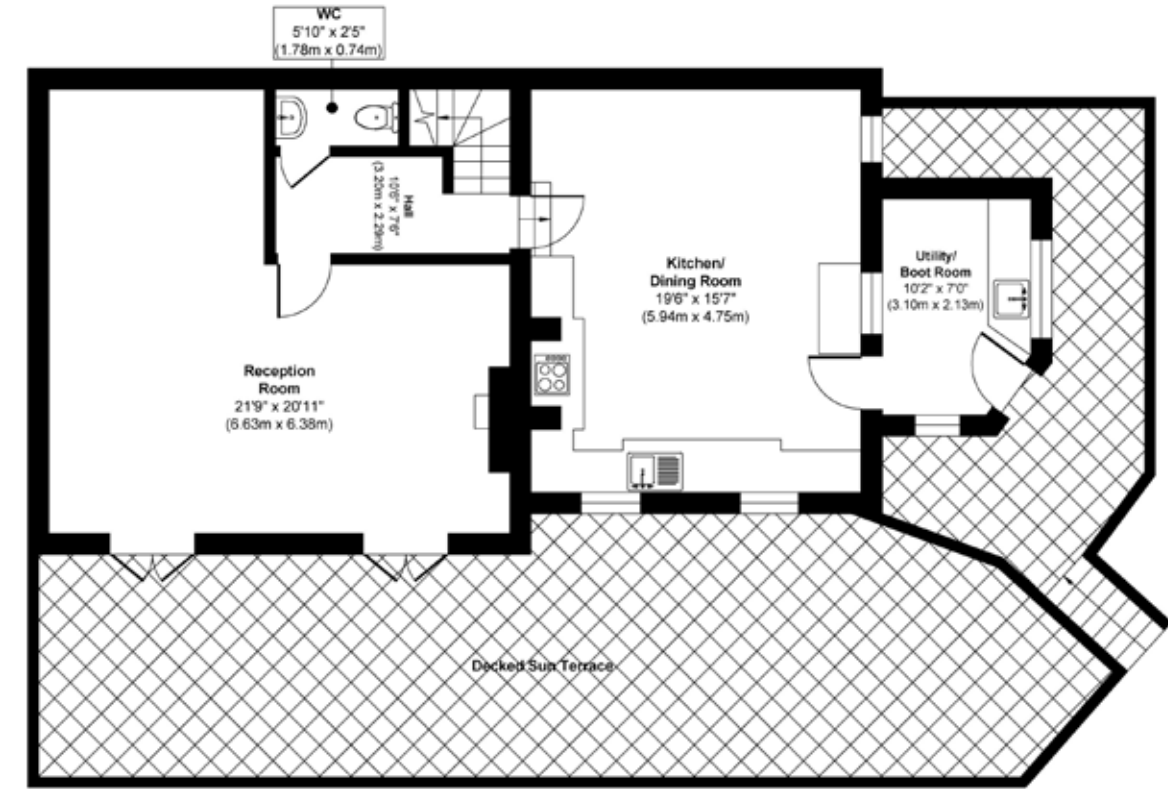
Uppingham's shops, cafes, pubs and restaurants are within an easy walk, allowing everyday life to be conducted without constantly relying on the car. Schools are similarly accessible, and the owners found the location particularly convenient while their children were growing up. Bus connections also provide useful links towards Stamford and the surrounding area.

Uppingham itself remains one of Rutland's most sought-after market towns, known for its handsome historic centre, independent businesses and excellent schooling. Uppingham School contributes considerably to the cultural life of the town, while Oakham, Stamford, Leicester and Corby are all readily accessible by road. Mainline services from Corby provide connections to London St Pancras.

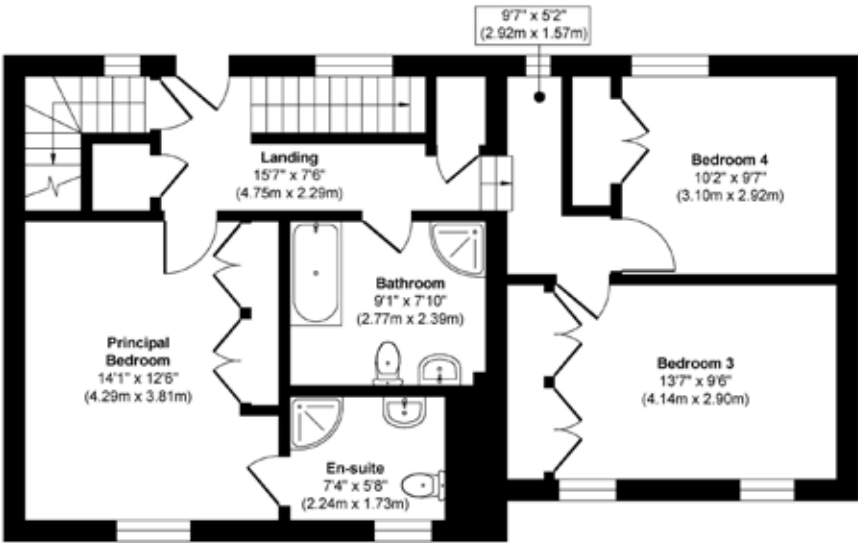
Cupola House therefore occupies an unusual middle ground. It is substantial without feeling formal, historic without being impractical and private without being remote. Above all, it has evolved into a house that works extremely well.

After almost 17 years, its owners are leaving not because the property has ceased to suit them, but because they are ready for a completely different chapter. *"We have put our stamp on it, loved it and lived in it," they say. "It has been a very practical house, but also a really enjoyable one. We have had the space for family, friends, work and everything else, and yet we can still walk straight into Uppingham. That combination is very difficult to find."*

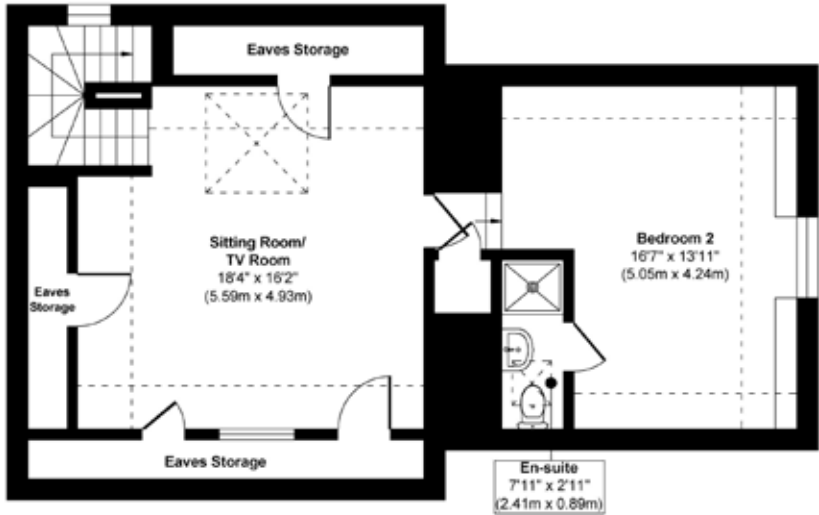
For its next owners, Cupola House offers precisely that: a distinctive period home with a fascinating past, beautifully established gardens, flexible ancillary spaces and an unexpectedly secluded setting, all within a few minutes' walk of one of Rutland's most appealing towns.



Lower Ground Floor
Approximate Floor Area
848 sq. ft
(78.78 sq. m)



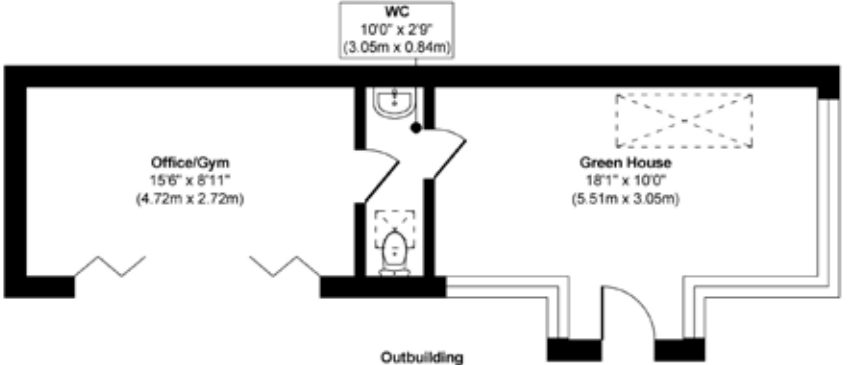
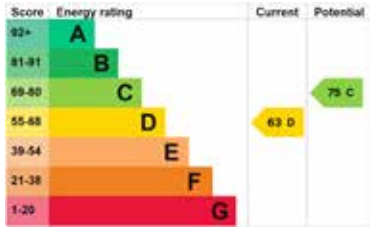
Ground Floor
Approximate Floor Area
766 sq. ft
(71.16 sq. m)



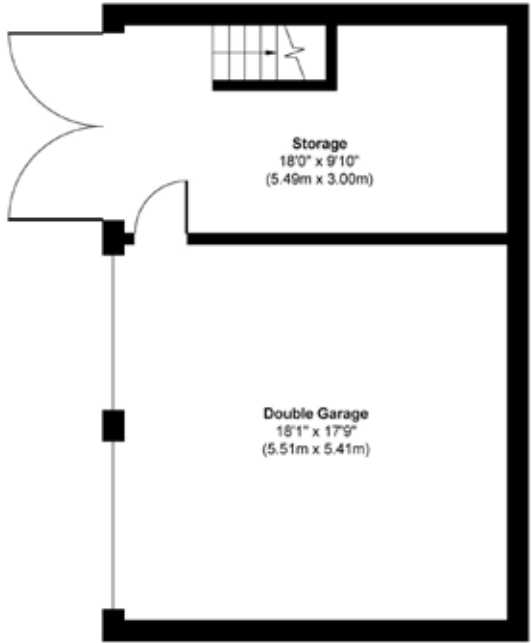
First Floor
Approximate Floor Area
573 sq. ft
(53.23 sq. m)

Approx. Gross Internal Floor Area
Main House = 2187 sq. ft / 203.17 sq. m
Office With WC = 167 sq. ft / 15.51 sq. m
Greenhouse = 177 sq. ft / 16.44 sq. m
Garage Building = 893 sq. ft / 82.96 sq. m
(Including Garage/Outbuilding)

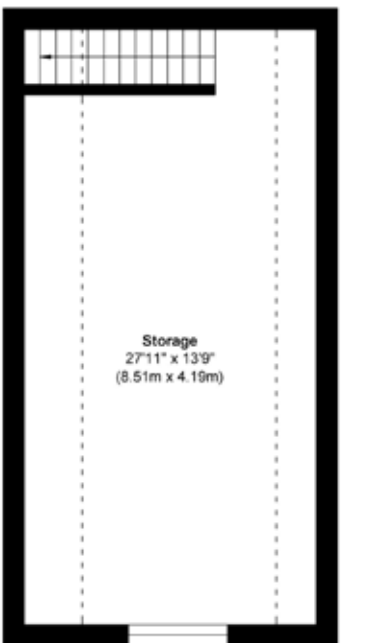
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Outbuilding
Approximate Floor Area
349 sq. ft
(32.42 sq. m)



Garage Ground Floor
Approximate Floor Area
507 sq. ft
(47.10 sq. m)



Garage First Floor
Approximate Floor Area
386 sq. ft
(35.86 sq. m)

LOCAL AUTHORITY: Rutland County Council
SERVICES: Mains Electricity, Water and Drainage, Gas Central Heating
TENURE: Freehold
COUNCIL TAX BAND: G

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LOCATION



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