



Cannon House Pilton Road  
North Luffenham, LE15 9PD  
**Offers Over £600,000**

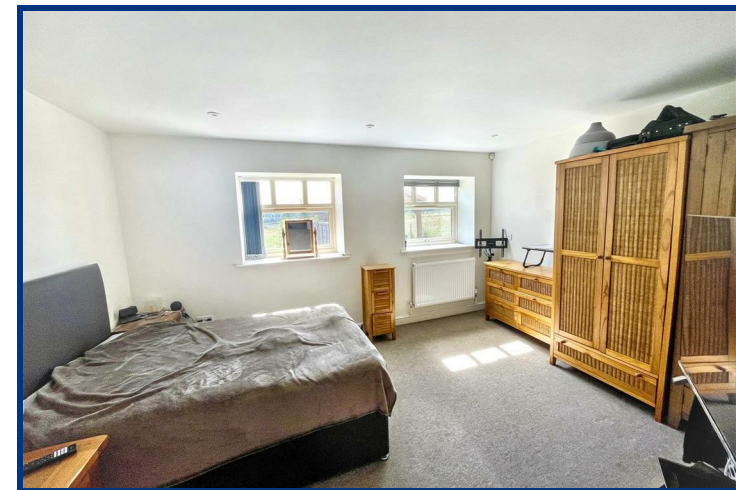
Richardson

# Cannon House Pilton Road

## North Luffenham, LE15 9PD

### Key Features

- Lovely barn conversion in semi rural setting with accommodation over 2 floors
- Separate sitting room with stove
- Open aspect with views over fields on a plot extending to approximately 0.45 acres in all
- Offered with No Chain
- Open plan kitchen dining/living room, rear lobby and cloakroom/utility
- 4 bedrooms, 2 bathrooms
- Double glazing and calor gas central heating, loads of off road parking.



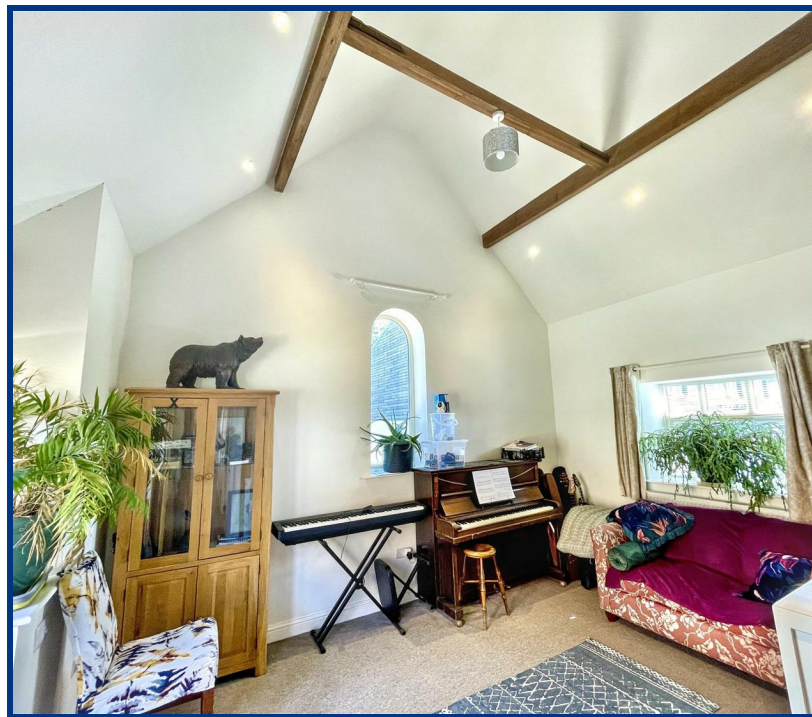
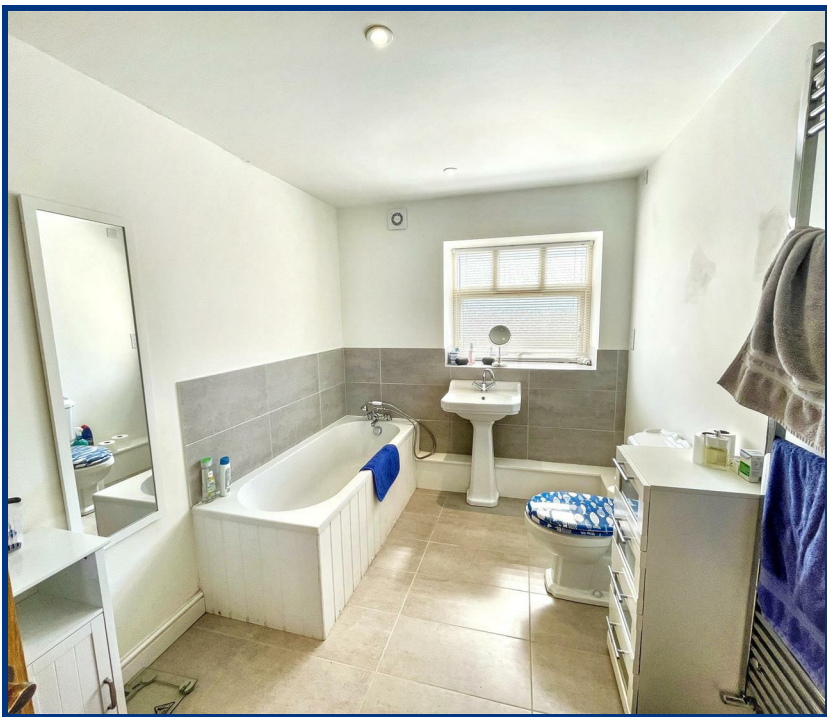
Cannon House was originally converted under Class Q development planning permission 11 years ago and has become a comfortable modern home, which offers a flexible layout over 2 floors with plenty of natural light and retaining many period features. A spacious reception hall has stairs off to the first floor with gallery bridge over and window to rear overlooking the gardens and grounds. A large open plan kitchen dining/living room has range of free standing units and a central island with French Doors out to the gardens, boot room/lobby and a cloakroom/utility. Lovely living room with wood burning stove for those cosy nights and French doors to the outside. The side hallway gives access to a double bedroom and 4 piece family bathroom. A further double bedroom to the end has a vaulted ceiling and is an extremely versatile room which could be used for a variety of uses, currently a music room, but could be snug or office. To the first floor there is a 3 piece bathroom with shower over the bath, and 2 further bedrooms, one with French doors leading to potential balcony area. The property stands in approximately 0.45 acres in all and is approached by a 5 bar gate with long concrete hand standing to the front allowing plenty of parking. In addition there is also a further large parking area to the side suitable for a motorhome or similar. Formal rear garden principally laid to lawn with oak framed gazebo providing a covered seating area. Beyond the garden area is further grassland. The property has double glazing and calor gas central heating and is offered with NO CHAIN

### Location

Located approximately two miles from Rutland Water, with lovely views over open fields this detached converted former Ancaster Estate red brick barn is positioned in a semi rural setting between Pilton to the west, Morcott to the south with North and South Luffenham to the north and east.

### Reception Hall

16'0" x 9'10" (4.9 x 3)



Breakfast kitchen  
27'5" x 15'7" (8.38m x 4.75m)

Boot room/lobby  
8'6" x 5'6" (2.6 x 1.69)

Cloakroom/utility  
8'6" x 5'6" (2.6 x 1.69)

Sitting Room  
13'0" x 15'9" (3.97m x 4.81m)

Inner hall

Bedroom  
14'5" x 11'8" (4.40m x 3.58m)

Family bathroom  
8'5" x 7'5" (2.59 x 2.28)

Family room/Bedroom  
11'5" x 15'0" (3.49m x 4.58m)



First floor landing  
The first floor has sloping ceilings and any measurements are at approx waist height

Bedroom  
28'1" x 7'8" (8.57m x 2.36)  
with door out to potential balcony

Bedroom  
22'8" x 7'6" (6.93m x 2.30m)

Bathroom

### External details

The property sits in approximately 0.45 acres in all and has a lovely open aspect to the rear. A gated access to large hard standing to the front for numerous vehicles, with further parking to the side. Formal gardens to the rear with oak framed gazebo providing a covered seating area and further grassland beyond.

### Tenure

Freehold

### Services

Mains water and electricity connected. Calor gas fired central heating. Cannon House has a sewerage treatment plant.

### Council Tax

Rutland Council Tax Band E

### Communication

According to Ofcom: Superfast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

### Viewing

By telephone appointment with Richardson.

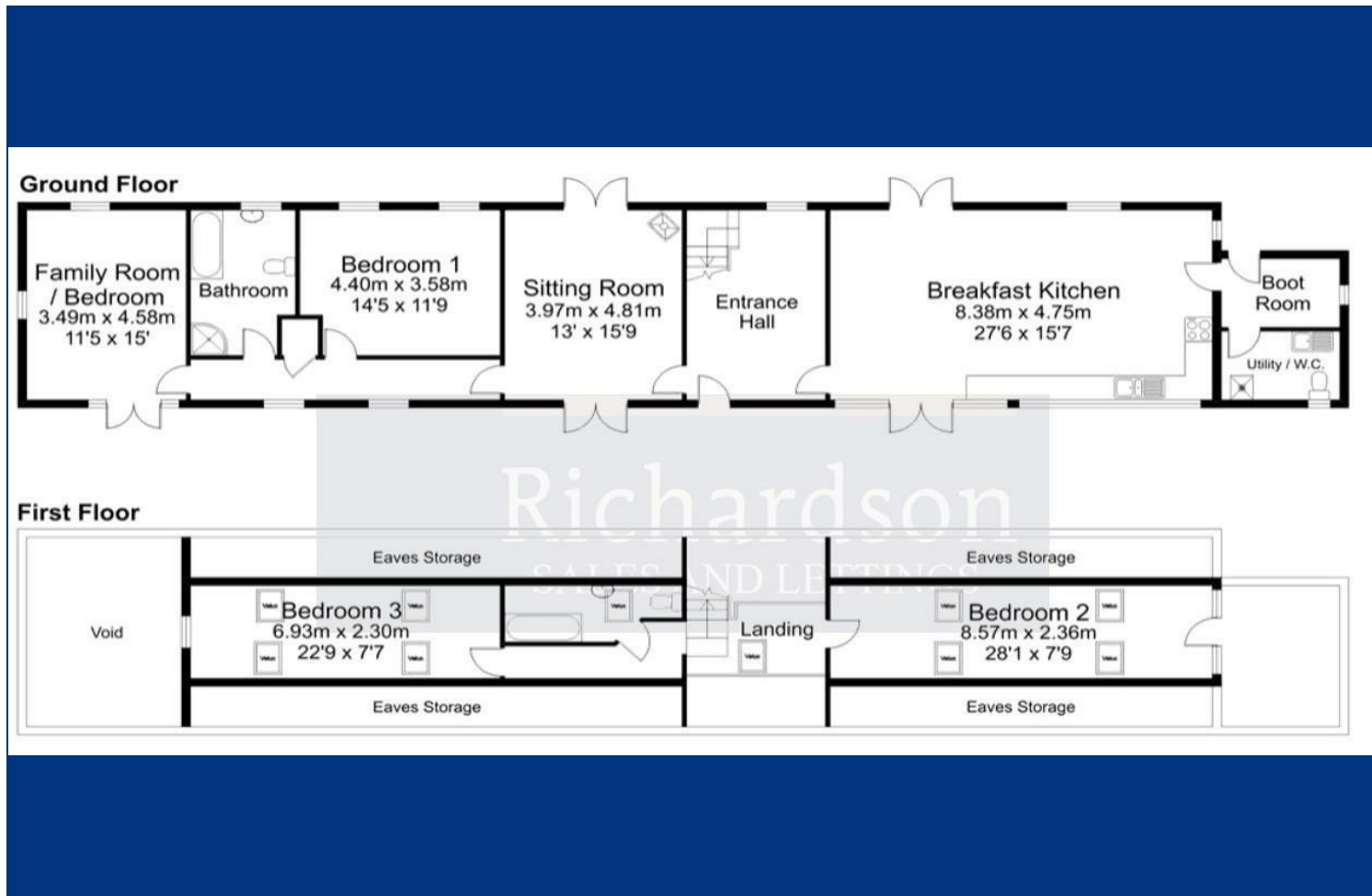
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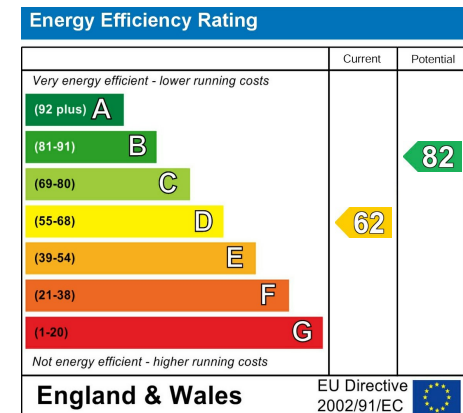
## Floor Plan



## Area Map



## Energy Efficiency Graph



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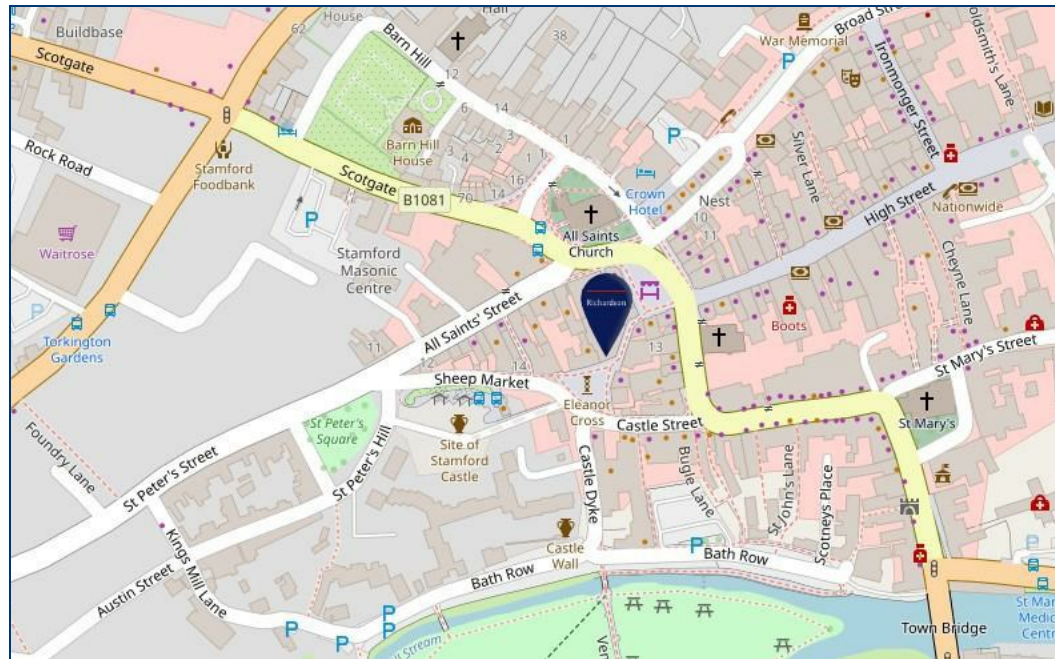
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