



Hurfords

Boot House, The Street, South Luffenham, Oakham Freehold £870,000

Key Features



- Five bedroom home
- Newly renovated
- Log burner
- Open plan living
- Master suite with dressing room

Offering over 2,000sq ft of accommodation, this is a home that successfully combines the character and individuality of its heritage with a sophisticated, contemporary finish. Exposed brickwork, original-style beams, vaulted ceilings and considered architectural details sit comfortably alongside a modern kitchen, stylish bathrooms and generous, versatile living spaces.

South Luffenham is an attractive Rutland village, positioned between Uppingham and Stamford. The village retains a strong sense of community, with a village hall, parish church, green spaces and local amenities, whilst the surrounding countryside provides an abundance of opportunities for walking and outdoor pursuits. Stamford is approximately six miles away, offering an exceptional range of independent shops, boutiques, cafés, restaurants, bars, cultural attractions and highly regarded schooling. Uppingham is also close by, whilst Rutland Water is readily accessible for sailing, cycling, walking and enjoying the beautiful countryside.



The approach -

One of the particularly appealing features of Boot House is its flexibility of access. The property can be approached from multiple points, making it exceptionally practical for modern family life.

To the rear, a private parking area provides space for at least two cars, with access directly into the rear garden and a useful rear entrance into the house. This is particularly convenient for everyday arrivals, unloading shopping or bringing children and belongings in from the parking area.

From here, you enter the wonderfully characterful snug, a warm and inviting room which immediately sets the tone for the property. Currently arranged as an informal eating area, this is a wonderfully versatile space that could equally become a playroom, home office, children's snug or generous entrance hall, depending upon the needs of the next owner.

The snug provides two separate routes through the ground floor. One leads conveniently towards the WC and utility area, whilst the other opens into the main sitting room.

Sitting room -

The sitting room is a lovely family space, centred around a log burner which creates a natural focal point and brings warmth and atmosphere to the room. There is ample space for comfortable sofas and family furniture, making this a particularly inviting room for relaxing and entertaining.



Boot House, The Street, South Luffenham LE15 8NX

Approximate Gross Area

Total = 2139 SQ FT / 199 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.

A further entrance from the sitting room provides access towards the side of the property and another private garden area, giving the house a wonderfully practical flow between its indoor and outdoor spaces.

Kitchen & entertaining space -

From the sitting room, the accommodation continues into an impressive modern kitchen, finished to a high standard and designed with both family life and entertaining in mind.

At its heart is a generous central island, providing an excellent gathering point for everyday breakfasts, homework, informal dining or entertaining guests. The kitchen has been designed to offer a superb combination of style, practicality and sociability.

From the kitchen, striking black Crittall-style doors lead through to a further versatile reception room. Currently used as a playroom, this would work equally well as a formal dining room, games room, home office or second reception space. The glazed doors create a lovely visual connection between the two areas whilst retaining a sense of separation when required.

The ground floor therefore provides an unusually flexible arrangement of reception spaces, allowing the house to adapt easily to different stages of family life.

Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102230 - 0002

