



THE GRANARY

— SOUTH LUFFENHAM —



Welcome to The Granary

Arriving at the home, park upon the block paved driveway or within the double garage. A path winds its way through the front garden to the front door, with plenty of space to add an array of pot plants and even a bench - the perfect spot to soak up the morning sun with a brew and chat with the postie!



In the hallway, there is a coat cupboard, interior door to the garage and cloakroom with WC. Make your way into the first reception room featuring the split level stairs – this double height room has a vaulted ceiling with exposed beams and is drenched in natural daylight from the large windows to two aspects. It is from here that you will be granted your first view of the enchanting south-west facing garden, neighbouring paddocks and woodland. Previously used as an impactful dining hall, a door from here leads into the kitchen with utility area and a further door opens out onto the terrace and garden.





And so to bed...

The Granary has four bedrooms and the first three rooms are to the left of the staircase. Positioned on the left with a large window that overlooks the charming rural view, this bright double bedroom features high ceilings and a large fitted cupboard. Moving along the landing, the second bedroom features two windows to the side. Next, the family bathroom – in need of modernisation - is currently fitted with bath with shower over, basin, bidet and lavatory. At the end of the landing, you'll find the third bedroom; this spacious room is positioned over the garage and features a window that overlooks the front and two roof light windows in the vaulted ceiling.

Returning to the landing and taking the stairs to the right, the main bedroom feels very private and secluded from the rest of the house and again, has a large window to take in the pretty garden and field views, a run of fitted wardrobes, a further dressing area and an en suite – also in need of modernisation.



Moving back through the first reception room, take a couple of steps down to discover the spacious sitting room; with two deep set windows that overlook the front, this room also features patio doors to tempt you out onto the terrace and garden. With relaxing garden and paddock views, this room also has a stone fireplace.



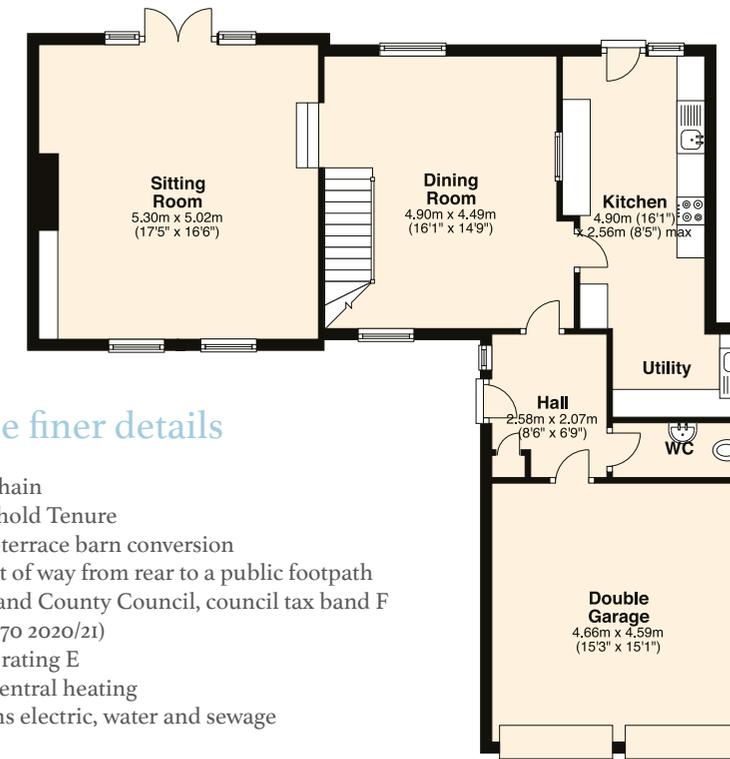
Step Outside

The garden has a terrace area ideal for outdoor entertaining and an enclosed lawn garden planted with mature shrubs and trees, including varieties of apple. With the neighbouring paddocks and woodland in the distance, the garden is a tranquil and scenic spot to watch the sun set in the west and the stars come out in the night sky.

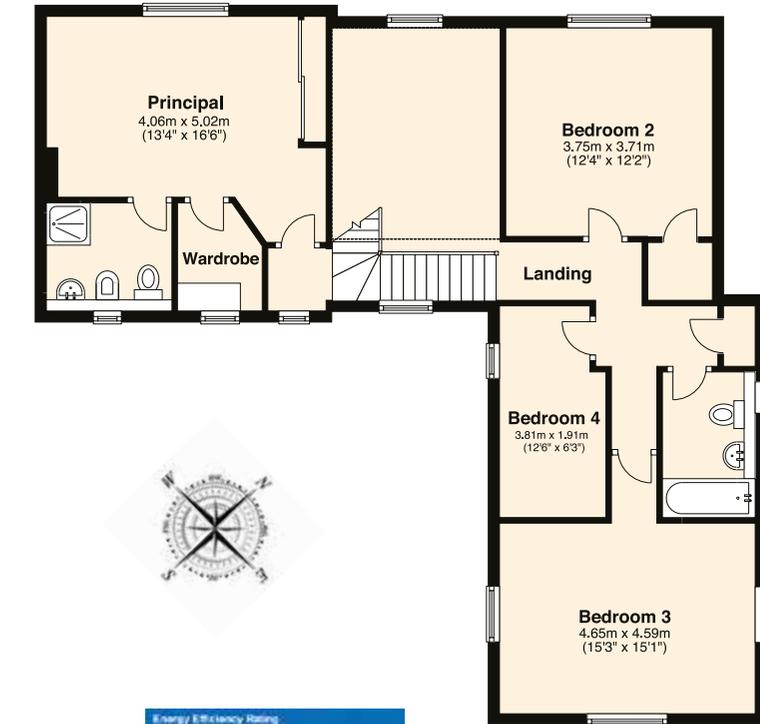
This truly is a haven for keen gardeners, wildlife watchers and a fantastic opportunity to live the good life.



Ground Floor



First Floor



The finer details

- No chain
- Freehold Tenure
- Mid-terrace barn conversion
- Right of way from rear to a public footpath
- Rutland County Council, council tax band F (£3,070 2020/21)
- EPC rating E
- Oil central heating
- Mains electric, water and sewage

Ground Floor: approx. 94.7 sq. metres (1018.9 sq. feet)
 First Floor: approx. 94.7 sq. metres (1018.9 sq. feet)
 Total area: approx. 189.3 sq. metres (2037.8 sq. feet)



Out and About

South Luffenham is a vibrant village and community replete with picturesque cottages, stone homes and listed buildings. Set on the edge of the Welland Valley, the village is central to the nearby market towns of Stamford, Uppingham and Oakham, so there is a fantastic range of facilities in all directions.

The village itself boasts two pubs, a church and a variety of groups, including a walking club to explore all of those footpaths and bridleways scattered around the local area. Beavers, Cubs, and Scouts in nearby North Luffenham can help the children make the most of the great outdoors. The little Foss stream runs through the village, and there is also a wildlife pond, allotments, playing fields and a village hall, which hosts a weekly

toddler group. A post office and other shops are available in nearby Ketton and Edith Weston. This is the wonderful village life you have been longing for.

Many well-regarded educational facilities sit within the catchment area, including a pre-school and primary in the neighbouring villages of North Luffenham and Ketton. With independent schooling in mind nearby Stamford Endowed Schools, Oakham School and Uppingham School offer day and boarding facilities. Why not pick the kids up from school and head to nearby Rutland Water to dabble in walks, camping, fishing, cycling and water sports? Local golf courses include Luffenham Heath, Rutland Water and Burghley Park Golf Club.

Public transport includes village bus services to Uppingham, Stamford and Peterborough. Commuting is made easy with direct train services to London from Peterborough and Corby, both in approximately an hour.

Further Afield

- Uppingham 6.1 miles (14 minutes)
- Stamford 7.1 miles (16 minutes)
- Oakham 8.8 miles (18 minutes)
- Peterborough 18.1 miles (29 minutes)

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