



Beaumont Chase Farm, Stockerston Road
Uppingham, Oakham, LE15 9HJ

Price Guide £1,200,000

Richardson

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Stockerston Road**

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A rare opportunity to purchase a substantial Grade II Listed farmhouse and a range of traditional farm buildings, approximately 1.5 miles from Uppingham in a stunning location, which affords superb westerly panoramic views over the Eye Brook Valley and the surrounding open rolling countryside. Dating back to the late 18th Century, with later additions, the property offers well balanced accommodation with character features including flag stone flooring, high ceilings with moulded architrave and deep sash windows, some with shutters, allowing plenty of natural light and framing the aspects. Stone steps lead up to the portico with the front door opening to an impressive reception hall with flagstone flooring and an elegant staircase leading to the first floor. The formal dining room and drawing room have attractive open fire places, the study and an oak framed garden room are positioned to the rear of the property. The large kitchen diner has an oil fired Rayburn there is also a utility, shower room, rear entrance hall with separate WC, side and an inner hallway with secondary stairs to first floor, and cellars complete the ground floor accommodation. To the first floor there are 4 double bedrooms, 2 with ensuite shower rooms with the third having a large Jack & Jill bathroom, with separate wc. To the top floor there are 2 further attic store rooms. The property is approached by a long sweeping driveway which splits to a carriage turning area to the front, while to the side the drive leads to hard standing for several vehicles with carport and garage. Formal gardens to the north with small woodland area. Well maintained gardens to the south and west with generous terrace and those stunning views. In addition there is an adjacent grass paddock extending to approximately 1.5 acres.

Entrance portic

Reception hall

Study
13'11" x 9'2" (4.26m x 2.8m)

Dining room
17'6" x 14'5" (5.34m x 4.41m)

Drawing room
20'10" x 19'8" (6.37m x 6.01m)





Farmhouse kitchen diner
20'5" x 17'5" (6.23m x 5.33m)

Inner hall

Utility
10'2" x 8'5" (3.12m x 2.57m)

Shower room
10'2" x 5'9" (3.12m x 1.76m)

Garden room
17'1" x 12'9" (5.22m x 3.89m)

Rear entrance hall

Separate WC

Cellars

First floor landing

Master bedroom
19'9" x 16'0" (6.03m x 4.89m)

Jack & Jill Bathroom
14'4" x 13'1" (4.37m x 3.99m)

Bedroom 2
16'6" x 15'10" (5.04m x 4.85m)

Ensuite shower
2.75m x 1.93m

Bedroom 3
17'3" x 14'2" (5.26m x 4.34m)

Ensuite shower
8'10" x 6'6" (2.7m x 2m)

Bedroom
13'11" x 9'9" (4.26m x 2.99m)

Separate WC

Second floor Attic room
15'2" x 8'4" (4.63m x 2.56m)

Attic room
15'2" x 8'1" (4.63m x 2.47m)

External details

The property has oil fired central heating with a boiler room, separate store containing the oil tank and the open faced garage 5.16m x 2.64m. The long sweeping tree lined driveway leads to the property and the parking areas with the formal gardens principally to the north, west and south of the property, with terrace/patio, lawn areas, vegetable plots and well stocked beds and borders with stunning views over open rolling countryside. The adjacent paddock land extends to approximately 1.5 acres. The purchaser will be responsible to erect and maintain a stock proof fence along the western boundary of this paddock within 6 months of completion.



Range of Traditional Farm Buildings

A range of buildings are to be included within the sale located to the rear of the farmhouse in a C shape configuration. Vacant possession of these buildings will be provided by the vendor on 1st June 2028 or earlier by agreement. They comprises of: Brick building 10.01m x 4.42m. Store room 4.45m x 2.62m. Brick building two 13.77m x 4.45m. Stone building 10.29m x 4.78m. Detached stone barn 6.15m x 3.61m. The image of the outbuildings within theses details is AI generated and are illustrative purpose only and the positioning of doors and openings are for guidance only.

Services

Water: The property currently shares a mains water supply with the farm. The Vendor will install and pay for a new separate water supply to the farm within two years of the sale completion date. The Vendor will also disconnect any water supplied to the farm from this mains supply at his sole expense. The existing water supply to the house will then become the sole property of the purchaser. In this two year interim period, the Vendor will pay for all water used through the current shared water supply (normal usage)

Electricity: The property currently shares a mains electricity supply with the farm. It will be the purchaser's responsibility to pay for a new electric supply to be installed to the farmhouse

Heating: Oil fired central heating

Sewerage System: The property has a private sewerage system/septic tank

The vendor has agreed to grant any necessary easements across retained land to enable the connection of services to the farmhouse.

Communications

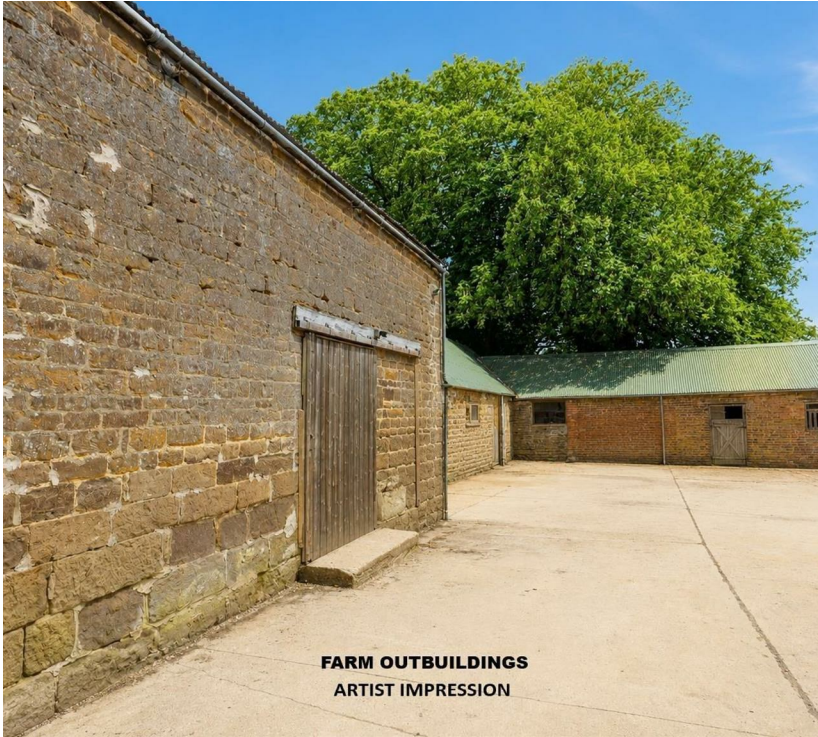
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Council tax

Rutland County Council Tax Band F

Viewing

Strictly by appointment with Richardson or Joint Agents Murray. The property can be located using What3words: water.producers.parts

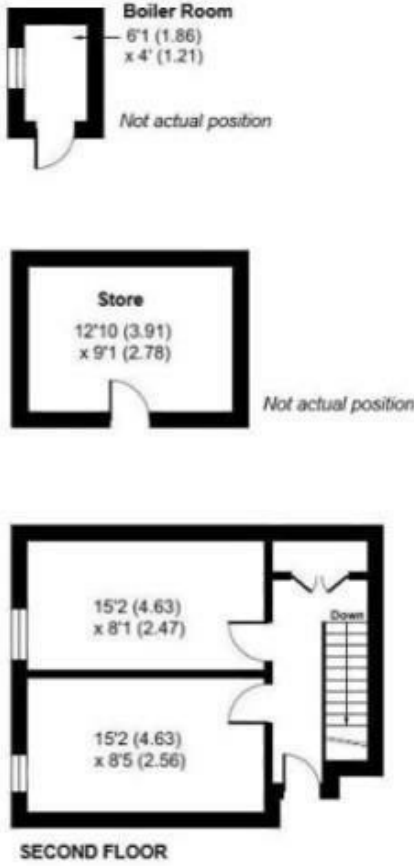
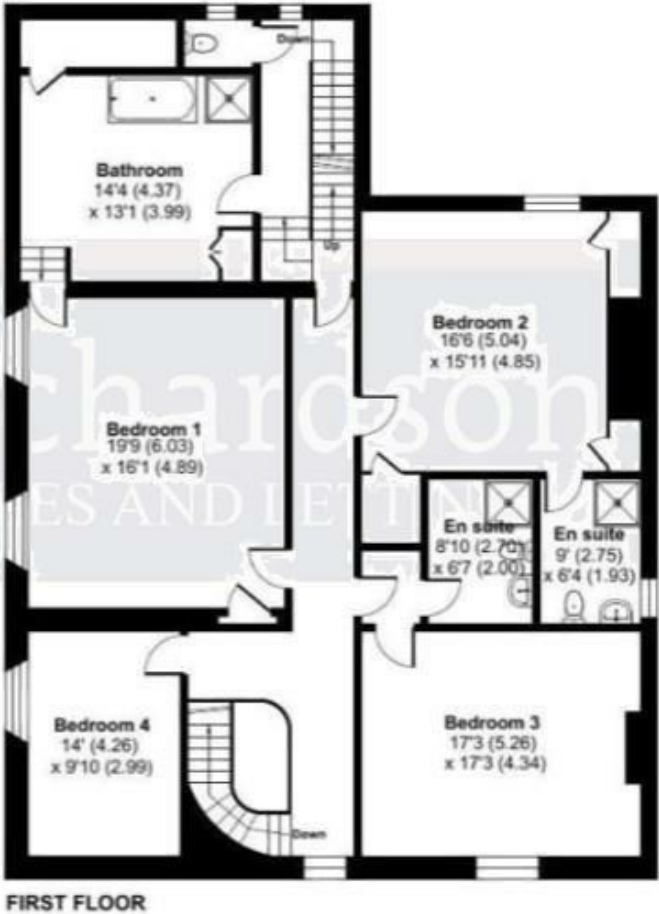






Approximate Area = 4020 sq ft / 373.4 sq m
Outbuildings = 360 sq ft / 33.4 sq m
Total = 4380 sq ft / 406.8 sq m

For identification only - Not to scale



Site Plan



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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Area Map



Energy Efficiency Graph

