

CORNERSTONE HOUSE

UPPINGHAM, RUTLAND

JAMES SELLICKS


VIRTUALLY STAGED

"... Townhouse Living, Beautifully Re-imagined ..."

Ironstone, sash windows and open fireplaces. Beautifully renovated and arranged over three floors and a basement, this four-bedroom town house combines period features with thoughtfully updated interiors. The principal suite occupies the entire first floor, while a walled flagstone courtyard and gated off-road parking add to the appeal, all within a short walk of Uppingham's Market Place.

Newly Renovated Ironstone Town House • Breakfast Kitchen • Separate Lounge And Dining Room • Principal Suite with Dressing Room and Ensuite • Walled Flagstone South Facing Courtyard Garden • WC and Utility Room • Provision for EV Charging • Off-Road Parking with Electric Gate • Close To Uppingham Market Place

Ground Floor

Newly renovated and ready to move straight into, the house opens from High Street East into an entrance hall which runs the depth of the property, with the staircase rising to the upper floors.

To the front, the lounge is a welcoming space, centred around a bay window fitted with plantation shutters and fire place. Built-in shelving and cupboards occupy the alcove, making good use of the space. It is a room that lends itself equally well to a quiet evening or a gathering with friends.

The dining room is a versatile and inviting space, with plantation shutters framing the rear window and creating a lovely sense of warmth. There is plenty of room for a full-size dining table, making it ideal for everything from relaxed family suppers to entertaining friends. Equally, its position behind the lounge makes it well suited to use as a snug or a separate home working space, depending on what everyday life calls for.

The breakfast kitchen is a particularly attractive space, featuring a vaulted ceiling which adds a welcome sense of height and light. Grey shaker-style units are paired with white worktops and black and white chequerboard floor adds a classic finishing touch. At the far end space for a breakfast table and a door opens directly onto the courtyard.

The ground floor is completed by a cloakroom incorporating useful utility space with WC.






VIRTUALLY STAGED

First Floor

The entire first floor is dedicated to the principal suite, creating a particularly private retreat away from the rest of the house.

The bedroom occupies the front of the property and is a generous room, with two sash windows, fire place. An arched opening leads through to the dressing room and beyond sits the en-suite shower room. Beautifully appointed, the en-suite features twin vessel basins set on a vanity unit, large mirror, walk-in shower, WC and heated towel rail.

Second Floor

The second floor provides three further bedrooms, offering flexibility for family, guests or those needing space to work from home. The largest is positioned to the front, alongside a smaller bedroom suited to a single bed or study, with a further bedroom overlooking the rear.

The family bathroom is fitted with a bath and separate shower, vanity unit with basin, WC, mirror and heated towel rail. In addition, the landing benefits from useful built in storage cupboards.

Lower Ground Floor

The basement provides two separate rooms, offering valuable additional storage and keeping everyday living space free from clutter.

Outside

Opening directly from the kitchen, the south facing courtyard garden is laid to flagstone paving and enclosed by a combination of old brick and stone walls. A raised sleeper bed runs along the boundary, providing space for planting and bringing a touch of greenery to the setting. Beyond, a gravelled area sits behind an electric sliding gate and provides gated off-road parking.

A lovely extension of the kitchen and living space, this sheltered spot is ideal for breakfast in the sunshine, a leisurely lunch outdoors or a glass of something in the evening. Tucked away from the bustle of the town, it feels like a private haven, yet the shops, cafés and Market Place are just a short stroll away.

"... A Town Address, A Private Haven ..."





Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band F

Tenure

Freehold







62 High Street East Uppingham, Oakham, LE15 9PZ

House Total Approx. Gross Internal Floor Area = 2175 ft² / 202 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Basement
Approximate Floor Area
236 sq. ft
(21.94 sq. m)

Ground Floor
Approximate Floor Area
829 sq. ft
(77.07 sq. m)

First Floor
Approximate Floor Area
555 sq. ft
(51.63 sq. m)

Second Floor
Approximate Floor Area
555 sq. ft
(51.63 sq. m)







JAMES SELLICKS

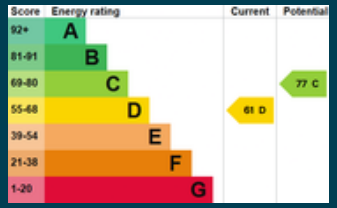
www.jamessellicks.com

Oakham Office
6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437
oakham@jamessellicks.com

Market Harborough Office
01858 410 008
Leicester Office
0116 285 4554

The Property Ombudsman

ctsi APPROVED CODE TradingStandards.uk



Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.