



Horse and Panniers

12 Church Street

North Luffenham, LE15 8JR

Price Guide £249,950

Richardson

Horse and Panniers 12 Church Street

North Luffenham, LE15 8JR

This former public house, The Horse and Panniers, is positioned in North Luffenham which is an attractive Rutland village close to Rutland Water. In need of renovation the property is Grade II Listed, predominantly stone built under a Collyweston slate roof. The current layout has 2 distinctive areas with the principal former public house and the attached ancillary building which has been used as living accommodation in the past. In brief the accommodation comprises of side hall, former ladies cloakroom, store/utility, large former bar room/area, reception lobby, galley style kitchen. To the first floor 3 bedroom areas with ensuite facilities. The ancillary building currently has another kitchen/dining area, living room, bathroom and bedroom. To the first floor are a further 2 rooms with restrictive head height and further access from external staircase. Externally there is a courtyard area/garden, off road parking and a further store.

Principal property with side hall

Ladies cloakroom

8'6" max x 8'0" max (2.6 max x 2.46 max)

Store/utility

82" max x 11'0" max (2.5 max x 3.37 max)

Former bar room

43'3" max x 13'1" max (13.2 max x 4 max)

Reception lobby

Kitchen

72" max x 16'0" max (2.2 max x 4.9 max)

First floor landing

Bedroom

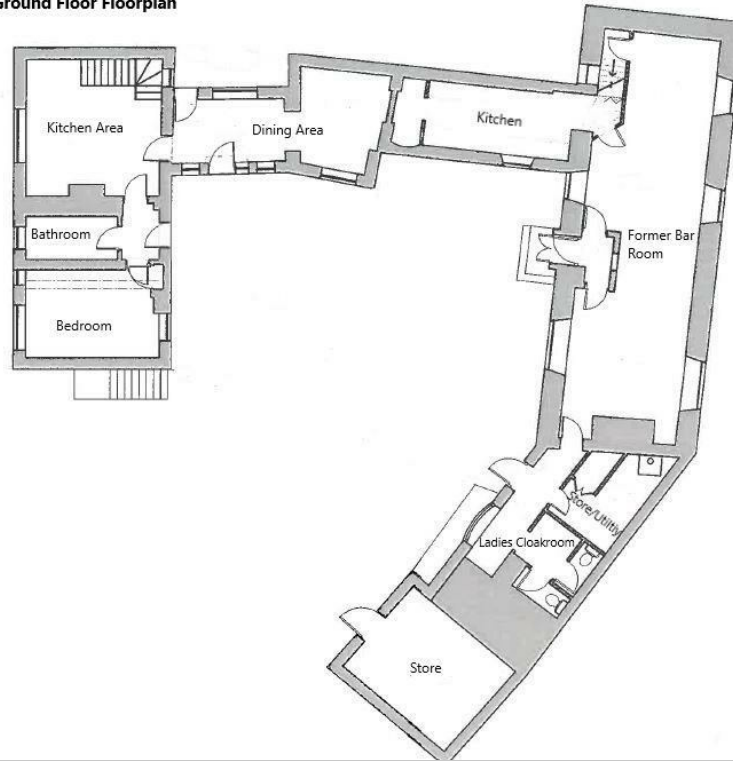
8'6" max x 11'1" max (2.6 max x 3.4 max)

with ensuite shower



Floor Plans

Ground Floor Floorplan



Bedroom
10'9" max x 8'2" max (3.3 max x 2.5 max)
with ensuite shower

Bedroom
14'9" max x 9'6" max (4.5 max x 2.9 max)
With ensuite shower

Ancillary building

Kitchen area
11'5" x 6'7" (3.48 x 2.01)

Dining area
11'1" max x 8'5" max (3.40 max x 2.59 max)

Sitting Room
14'9" max x 14'9" max (4.50 max x 4.50 max)

Inner hallway

Bathroom

Bedroom
13'1" max x 9'6" max (3.99 max x 2.90 max)

First floor landing/room 1

Room 2
16'4" max x 9'10" max (5.00 max x 3.00 max)

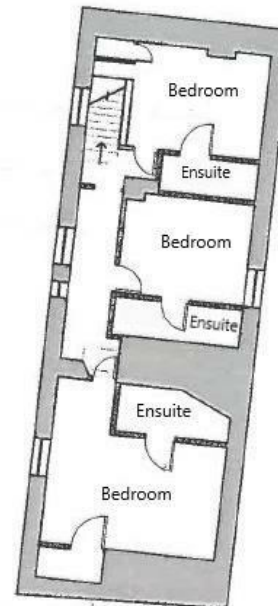
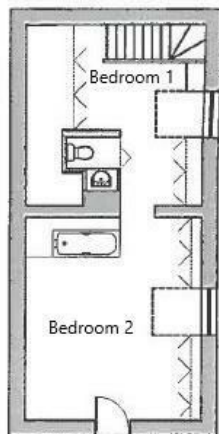
External details

All the ground is to the front of the property and is currently courtyard garden area or parking facilities. There is also an additional store.

Viewing

Strictly by appointment through Richardson 01780 762433.

First Floor Floorplan



Area Map



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