

SOUTH HOUSE BURLEY







Substantial Stone Country Home Situating In Parkland Grounds

South House is an impressive stone character home located on the highest point in Rutland, with outstanding views over Rutland. Originally two dwellings, this property has been tastefully, and with no expense spared, converted into one large luxurious home which can still allow for two households living under one roof which can work well with teenagers or for annexe style living. Offering stylish interior design and fittings which complement the original character architecture whilst having a modern twist.

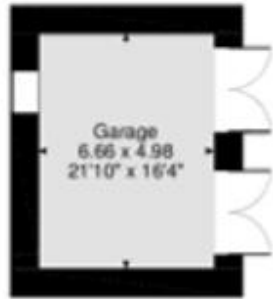
The spacious and well-proportioned accommodation briefly comprises of a large entrance hall, kitchen/breakfast room with French doors leading out to the gardens, drawing room with French doors leading out to gardens and a stone feature fireplace opening out to the dining hall, in which the stone and iron work staircase is a magnificent feature. There is also a utility room, kitchenette, cloakroom, family room and study/bedroom five with a shower room adjacent.

Upper levels lead to a mezzanine study area, four good size bedrooms (one with a walk-in wardrobe), all of which benefit from en-suites.

South House offers over 6,600 Sq. Ft. of accommodation, including the multifunctional annex and boasts many of its original features, such as vaulted ceilings and columns which together with the expansive drawing room/dining hall and traditional walled garden provide an attractive and delightful family home.

Outside, there are private landscaped walled south facing gardens and courtyard with further use of 67 acres of parkland grounds and woods, plenty of private car parking areas, a double garage and a large multi-functional annexe/home office, originally built and designed for a classic car collection.

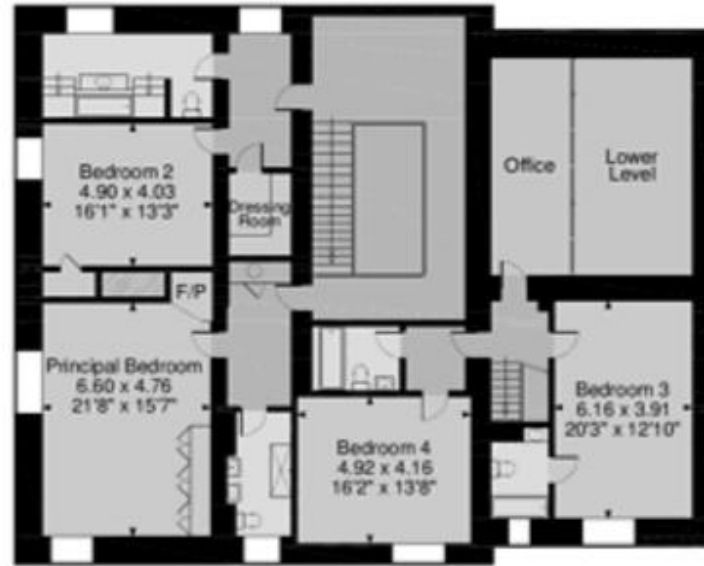
Burley on the Hill is a hamlet sitting on a hilltop overlooking Rutland Water and occupying the highest point in Rutland. It is located only two miles from Oakham, an attractive market town with many amenities and a train station giving access to major centres such as Leicester, Kettering and Peterborough. These all have main line services reaching London within the hour. The area is renowned for the quality of its schooling, with schools in Oakham, Stamford, Oundle and Uppingham. For leisure, there are lovely walks around the parkland and woods, a choice of golf clubs whilst Rutland Water provides diverse walking, cycling, sailing and fishing opportunities.



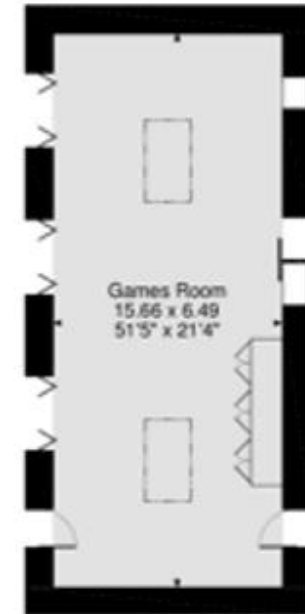
South House, Old Wood Road, Burley
Main House internal area 5,242 sq ft (487 sq m)
Garage internal area 357 sq ft (33 sq m)
Games Room internal area 1,094 sq ft (102 sq m)
Total internal area 6,693 sq ft (622 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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