



THE PERIWINKLE

— SOUTHLUFFENHAM —



Nestled on the edge of the tranquil Rutland village of South Luffenham, The Periwinkle on Back Lane is a spacious bungalow enrobed in a mature, south-east facing garden. One of just six homes on a private driveway, here is a unique opportunity to create a beautiful home in a private and peaceful location.

Built in 1991, The Periwinkle has so much potential; with generous rooms and a double garage which is ripe for redesign, the possibilities are endless.

LIGHT AND BRIGHT LIVING

Stepping into the porch, follow the entrance hallway and make your way into the kitchen. With its dual aspect, this room is flooded with natural light from sunrise to sunset. Easy access to the block paved patio and garden beyond is gained through a fully glazed door. With a conveniently positioned utility room and pantry cupboard, great potential arises to open up these rooms to each other and the garden to create the kitchen of your dreams





EASY FLOW

Returning to the entrance hallway, catch your breath at the size of the dining and sitting rooms, currently divided by glazed doors into two distinct spaces. Original parquet flooring flows across both rooms, making for a seamless transition between the two. With windows to three sides and French doors leading to the garden from the sitting room, the room is filled with light. A gas fire provides a cosy focal point in the evenings as the light begins to fade.





SOAK AND SLEEP

The Periwinkle has four bedrooms which can be found by returning to the inner hallway. The first bedroom, nestled in the centre of the home, could also serve as a home office or snug. A family bathroom serves this and the next bedroom, a good-sized double with window overlooking the garden.

A guest bedroom sits at the front of the home, served by its own recently fitted en suite.



GARDEN GLORY

With mature trees and deep, cottage-garden borders, the wraparound garden of The Periwinkle is a treasure. Block paving hugs the home, providing opportunities for alfresco dining, reclining chairs and play. The south-east aspect gives the chance of sunshine all day. Punctuated with colourful beds and hedged with hedges and stone walls for seclusion, the garden is an oasis of calm – the perfect place to entertain with summer barbeques or relax with a drink in hand once the day is done.

What the owner loves...

"The lovely village location offers privacy and security. The glorious gardens can be accessed from many parts of the home."



Finally, discover the principal suite – a magnificently sized room with its own en suite wet room and the potential to be a truly tranquil haven from daily life. Waking up here, open the French doors onto a private corner of the garden with its own terrace, and bask in birdsong.



THE FINER DETAILS

Freehold

Constructed 1991

Link Detached

Plot approx. 0.19 acre

Gas central heating

Mains electricity, water and sewage

Rutland County Council, tax band F

EPC rating D

Conservation area

Total area: approx. 225.4 sq. metres
(2426.3 sq. feet)



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NEAR AND FAR

With the towns of Uppingham, Stamford and Oakham all within 8 miles, the delightful village of South Luffenham offers convenience alongside peace and tranquility.

The village is home to the parish church of St Mary and two popular pubs, The Boot Inn and The Coach House Inn, where you can catch up with neighbours or enjoy a relaxed Sunday lunch.

For active families, the village is surrounded by beautiful country walks and bridleways. The area boasts a choice of riding stables as well as Luffenham Heath Golf Club and walking, cycling and water sports facilities at Rutland Water.

Local schools include St Mary and St John Primary School in the nearby village of North Luffenham as well as both state and independent secondary schools in Stamford, Oakham and Uppingham.

Commuters are well served by rail services from Stamford and Oakham to Birmingham and Cambridge. From Peterborough, you can expect to arrive at London King's Cross in 50 minutes.

LOCAL DISTANCES

Uppingham 6 miles (14 minutes)

Stamford 7 miles (16 minutes)

Oakham 9 miles (18 minutes)

Peterborough 18 miles (29 minutes)

Leicester 24 miles (37 minutes)



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