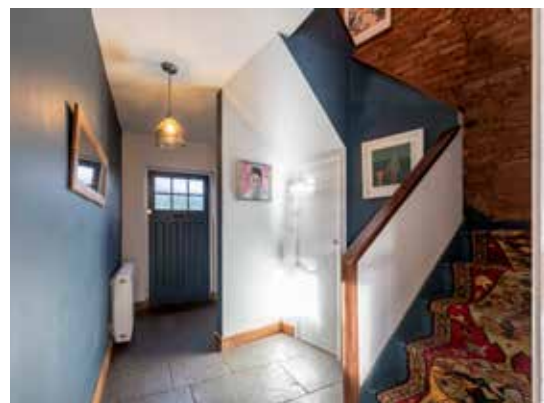




THE OLD STABLES

BELTON IN RUTLAND



FEAST YOUR EYES

Furnished with a range of sleek, contemporary cupboards and drawers, the kitchen balances style and practicality with ease. Integrated appliances include a Neff double oven and microwave, whilst the large central island breakfast bar offers deep drawer storage, and accommodates an induction hob, inset sink and plumbing for a dishwasher beneath the walnut worktops.

To the far end of the kitchen, a modern log burning stove infuses the snug seating area with warmth, whilst on sunny days, bifolding doors invite you to take dinner al fresco on the courtyard terrace. Extending beyond the snug is a large dining space with views out over the front.

Striking a characterful pose on the Main Street of the pretty Rutland village of Belton in Rutland, The Old Stables is a home steeped in history, offering enchanting living for a modern age.

SAVOUR THE SETTING

Distinct and distinguished, this beautifully converted home retains its elegant arched stonework to the front, dating back to the 1890's. Nestled within a conservation area, yet surprisingly unlisted, enjoy all the perks of quaint character living, with the freedom to add your own mark on The Old Stables.

Stone tiles extend underfoot and a modern palette of fresh white and deep blue adorns the walls of the entrance hallway, adding depth to the space. Stash coats and shoes in the coat cupboard before emerging into the light, bright, open-plan kitchen.



FLEXIBLE SPACES

A door from the kitchen connects you with what was once the old stables after which the home is named. Currently used for storage, consider the potential to create a further reception room on this floor.

Leading off from the kitchen there is a laundry area and a handy shower room.

Returning to the entrance hallway, take the stairs up to the first floor, where exposed stone to the wall intimates the heritage of the home. The double height of the staircase adds an airiness and lovely sense of light.

The first room to discover on this floor is currently used as a sitting room. Warmed by a log burning stove, soak up the far-reaching views that extend over the rooftops and rolling countryside beyond.



AND SO TO BED...

To the front of the home are two further bedrooms, one currently used as a home office and with sweet Juliet balcony. Both rooms enjoy leafy views across the lane to the front.

Across the landing lies the principal bedroom, a spacious room, filled with light and dressed in attractive feature wallpaper and soft shades. With fitted wardrobes and ample space for a double bed, light flows in through a large window to the rear.

Relax and unwind in the part panelled bathroom, with luxurious, freestanding slipper bath.





AL FRESCO DINING

Outside, a south-facing, walled cottage garden with quaint brick pathways and flowerbeds that are waiting to burst into seasonal colour, offers the opportunity to wine and dine al fresco.



THE FINER DETAILS

Freehold
 Believed to date back to 1890
 Conservation area
 Not listed
 Electric storage heating
 Solar panels
 Mains electricity, water and sewage
 Rutland County Council, tax band C
 EPC rating C

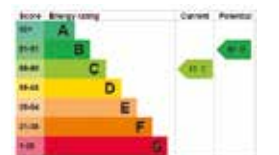
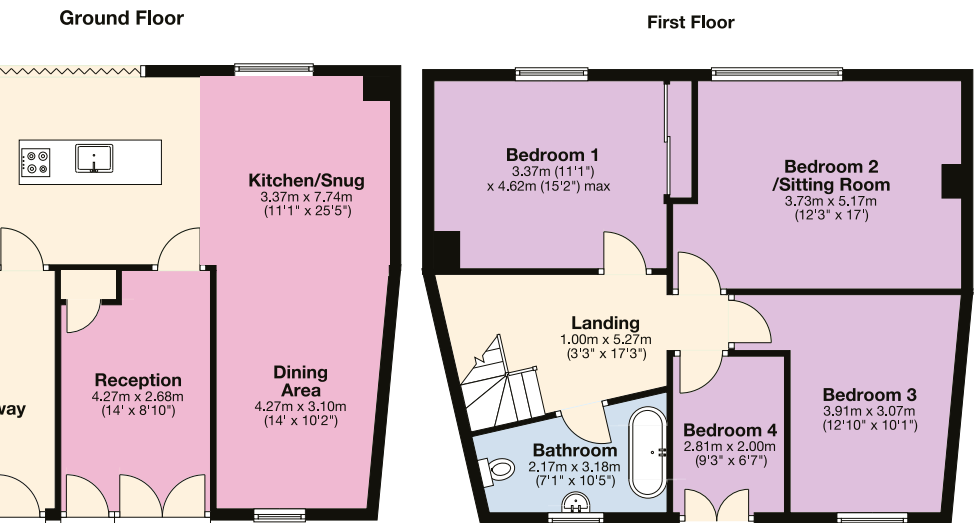
Ground Floor: approx. 70.4 sq. metres (757.8 sq. feet)
 First Floor: approx. 70.3 sq. metres (756.5 sq. feet)
 Total area: approx. 140.7 sq. metres (1514.3 sq. feet)

ON YOUR DOORSTEP

In the heart of the Rutland countryside, the historic village of Belton-in-Rutland stands to the south-west of Rutland Water Nature Reserve and to the north west of the enchanting market town of Uppingham.

A thriving village, Belton-in-Rutland is home to a number of clubs and societies including a cinema club, a history society alongside cricket and petanque clubs.

Alongside an active village hall, Belton-in-Rutland features a pre school, church and local pub, just next door to The Old Stables, The Sun Inn.



Maintained by a small committee of volunteers, The Secret Garden at Belton-in-Rutland is a children's playground with attractive gardens. Numerous walks can be enjoyed taking in the many sights and features of this historic village.

For a wide choice of shops, restaurants, leisure facilities, rail links and schools, the market towns of Uppingham, Oakham and Stamford are only a short drive away.

Transport links include the nearby A47 for connections into Leicester, Peterborough and Corby with speedy rail links to London.

LOCAL DISTANCES

- Uppingham**
4 miles (8 minutes)
- Oakham**
9 miles (14 minutes)
- Market Harborough**
14 miles (27 minutes)
- Stamford**
16 miles (25 minutes)
- Leicester**
16 miles (33 minutes)

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