



SOUTH LODGE

WHISSENDINE



Overflowing with outbuildings and potential, and nestled on just under half an acre, South Lodge, in the pretty village of Whissendine, is much more than just 'home'; it is the first chapter of your life's greatest story yet...

Dating back to around 1800, South Lodge, a farmhouse that was once part of the Stapleford Estate, was famously sold as part of the great sale of 1861, along with a large part of the village itself.

HANDSOME HOME

Beyond the wrought iron gates, pull onto the driveway and make your way up the steps past the manicured lawns, edged in neatly planted borders, to arrive at the grand, gable-fronted entrance.

The blue, traditional door opens into the large entrance hallway, airy and bright, with a high ceiling and stairs ahead sweeping up to the first-floor landing.



SPACE AND LIGHT

Sense the potential and period charm, transitioning between the different rooms. Light flows into a large sitting room to the left of the entrance hallway, where windows overlook the front garden and a fireplace invites the potential of a log-burning stove, or cosy nights in front of an open fire.

Glazed double doors and a series of steps deliver you through to the bright and bountiful garden room, opening up to the garden beyond.



SAVOUR THE POTENTIAL

The traditional dining room can be found to the right of the front door, overlooking the front garden and with an open fire and arched alcoves. Connecting to the rear lobby, there is access from here to the garden, a downstairs cloakroom, and the kitchen, which sits to the rear of the home and implores to be opened up to the garden and outbuildings beyond.

Off the kitchen is a large utility room and storage room, emphasising the scale and scope of this home; a current blank page upon which to pen your magnum opus.

To the first floor, the landing separates into two wings, providing access to four bountiful bedrooms and a large bathroom with separate lavatory, offering so much space for family living...with yet further potential to be discovered outdoors.



ROOM TO GROW

A home in constant connection with the outdoors, ahead from the entrance hallway an inner hallway leads to a reception room between the garden room and kitchen, which could be opened up to create open flow living, potentially with sliding or bifolding doors to bring the garden in for indoor-out dining in the summer months.





OUTBUILDINGS AND OPPORTUNITIES

Surrounded by lawns, patios and a range of different outbuildings, barns and stables, the outside space at South Lodge offers so much scope to develop to your wishes.

Private and peaceful, and with raised beds and a raised pond, the expansive gardens offer low maintenance leisure with the potential to create annexe accommodation, subject to the relevant planning permissions.





ON YOUR DOORSTEP

Explore the thriving village of Whissendine, home to its iconic working mill, village shop and hall, which plays host to a number of social groups and clubs alongside guest speaker talks.

Pick up your essentials in the village shop, whilst there is also a Post Office and popular pub, the White Lion Inn.

A traditional country village, look forward to such events as the Whissendine Craft and Produce Show, taking place in summer and offering prizes for floral arrangements, photography, art work and fruit, veg, produce and preserves!

Whissendine's Anglican church of St. Andrew is a marvel to behold, with its 100ft tower which can be glimpsed from several miles around and plays host to Feast Week in July; an ancient custom dating back to the Middle Ages offering a week of activities for all ages, with previous year's events having included Whissendine's Got Talent at the local hall, Duck Races and Pig Racing!

Families are well served by a local pre-school and primary school, whilst those commuting are a mere five miles from local train stations at Oakham and Melton Mowbray.

LOCAL DISTANCES

Oakham

4.5 miles (10 minutes)

Melton Mowbray

7 miles (15 minutes)

Grantham

19 miles (34 minutes)

Leicester

24 miles (41 minutes)

Peterborough Railway Station

29 miles (42 minutes)

THE FINER DETAILS

Freehold
 Detached
 Dates to early 19th century
 Plot approx. 0.46 acre
 Gas central heating
 Mains electricity, water and sewage
 Rutland County Council, tax band G
 EPC rating F

Ground Floor: approx. 287.1 sq. metres (3090.7 sq. feet)
 First Floor: approx. 143.9 sq. metres (1549.2 sq. feet)
 Outbuildings: approx. 89.5 sq. metres (963.5 sq. feet)
 Outbuildings: approx. 14.2 sq. metres (152.7 sq. feet)
 Total area: approx. 534.8 sq. metres (5756.1 sq. feet)



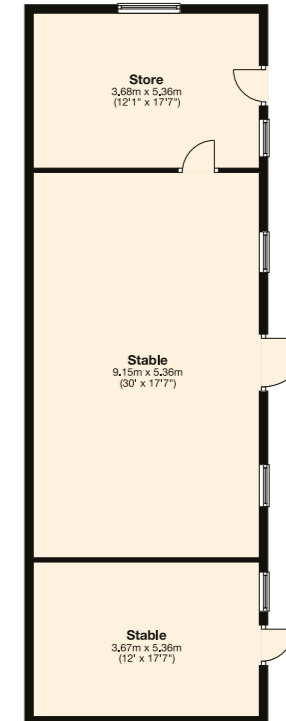
Ground Floor



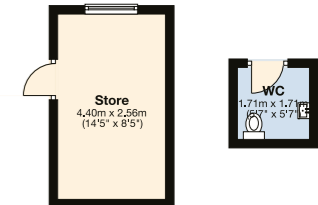
First Floor



Outbuildings



Outbuildings



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