



FLORE'S HOUSE

OAKHAM

Dating back to medieval times, and originally built by William Flore, Knight of the Shire of Rutland, seize the opportunity to own a piece of Oakham history, at Flore's House, the oldest residential property in Oakham.

OAKHAM'S OLDEST RESIDENCE

Nestled in the heart of the town centre yet tucked privately away behind an electric gated cobbled entrance, step back in time at Flore's House, a vintage home, lovingly restored by a local builder in 2016.

Dating back to 1380 and Grade II* listed, the blue plaque on the front stone wall notes that Roger Flore, former occupant, was speaker of the House of Commons between 1416 and 1422. The Flore family were renowned local wool merchants, and Flore's House is an iconic home in the enchanting town of Oakham.



STEP BACK IN TIME...

The gothic arched stone entrance, believed to have been reclaimed from a priory has a carved face on each side. Step through the period front door and into the entrance hallway.

A home filled with a medley of characterful features, spanning different eras, Flore's House is more than a place in which to reside, it is a lived-in journey throughout England's architectural past.

Above, the high ceiling of the entrance hallway is traced by exposed timbers, and deep alcoves and doorways offer an insight into the antiquity of the home. Stone flooring is warmed by underfloor heating, part of renovations made in 2016. Within an alcove, the medieval moulded stone bowl – or 'lavabo' - is a fascinating feature.

Reportedly the oldest part of the home, with solid stone walls, the entrance hall it is believed was originally open to the roof.

A built-in cupboard on the right provides a handy place to store coats and shoes, whilst ahead, light streams in through a door to the rear, opening to the garden.



A TASTE OF HISTORY

Evoking an enchanting and atmospheric ambience, discover the dining room. Brimming with character, you'll find original wooden cabinetry and robust inset beams, and a unique porthole window into the inner hallway. A quaint sideboard lifts from beneath the window, which is an elegant feature in itself with its wrought iron, spiral latches.



COSY

COMFORT

Returning to the atmospheric entrance hall, make your way through to the right where light streams in through updated sash windows, furnished with original shutters engraved with the numeral '6', an archaic superstition.

Continue to emerge into a uniquely shaped front sitting room, where colourful stained glass embellishes the window, and a cast iron fireplace adds character to one side; to the opposite side of the room, a wood burning stove, nestled within a stone surround, issues warmth and welcome. A sash window overlooks the terrace of the garden to the rear.

A COUNTRY KITCHEN

Conveniently connected off another inner hallway with access to a warm boot and boiler room, the dining room leads onto the English country-style kitchen, where gleaming cream tiles extend underfoot, and exposed beams span the ceiling above. Hearty wooden worktops provide plenty of preparation space, and nestled within an alcove is the Bosch oven and gas hob, whilst there is plenty of space for both a dining table and American-style fridge freezer. Abundant storage can be found in the traditional pantry and characterful dinnerware cabinets. Step outside to a quiet courtyard, ideal for afternoon tea and cake.

Also off the inner hallway, freshen up in the cloakroom, tiled underfoot and furnished with wash basin and lavatory. A handy utility room is adjacent, with plumbing for a washing machine and worktop space for laundry.





SLEEP SOUNDLY

Make your way up the first of Flore's House's two staircases, as it winds up to the first-floor landing, passing walls inset with ancient beams infusing character and history.

From the landing, turn right to access a private suite, where a dressing area and walk-in wardrobe offers storage space, and a beautifully furnished en suite bathroom awaits on the left, balancing contemporary fittings with original features, and overlooking the rear garden. Ancient beams – dated to 1380 by carbon dating - span a remarkable vaulted ceiling in the bedroom itself, which is airy, light and overflowing with atmosphere. Pause in the window seat with a book and enjoy the tranquillity.



Turning left from the top of the stairs, discover a beautiful shower room, which also serves as a Jack 'n' Jill en suite to the bedroom beyond, a large double with a characterful, ornamental fireplace and leafy views out to the front of the home.

Off this bedroom, with access from a second staircase leading down to the kitchen, there is another spacious bedroom, currently used as an office, served by a beautiful bathroom with separate shower.

Three steps lead down from the landing to a large bedroom brimming with beams yet with a light, airy feel and currently in use as a library.



SECRET GARDEN

Outside, there is plenty of parking for four cars on the gravel driveway to the front, whilst to the rear, the private walled garden is a hidden oasis of green in the centre of Oakham.

Unexpected and joyous to behold, a large lawn features mature trees, providing shelter and shade, whilst there are different terraced areas on which to relax and recline with a glass of wine.

Gravel pathways meander through the garden, around the lawn and leading to the impressive garden studio with electricity, currently used as a workshop and for storage.

Enjoy the serenity of this secluded space. Private, peaceful and with beds filled with roses and colourful planting and fruit trees.

To the rear wall of the home, date stamps reveal the names of William Hicks (1939) and Henry Chapel (1839), offering another glimpse of this incredible home's extended history.

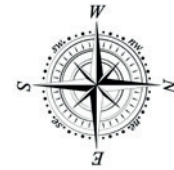
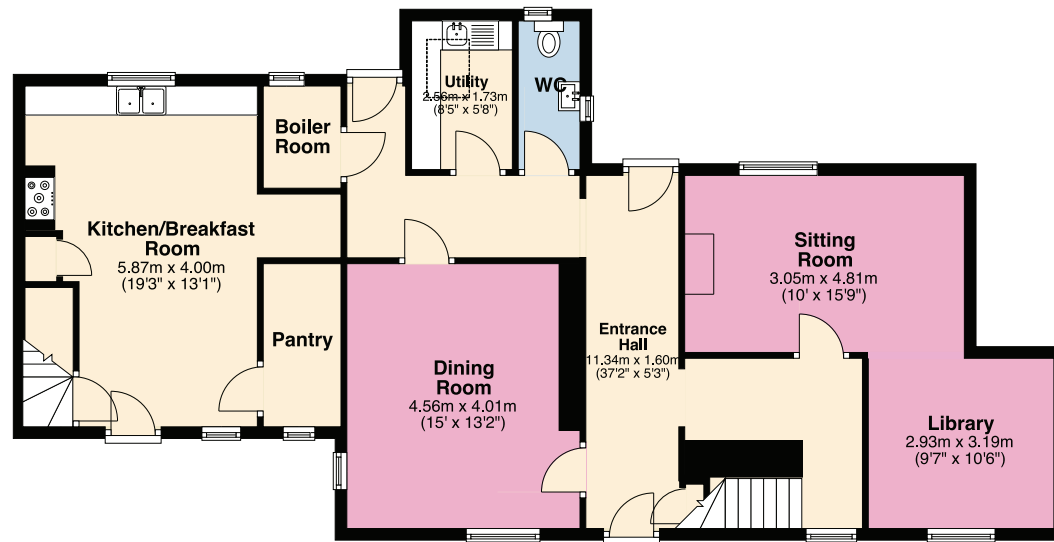
THE FINER DETAILS

Freehold
 Grade II* listed
 Conservation area
 Medieval origins, dating back in parts to 1300s
 Gas central heating

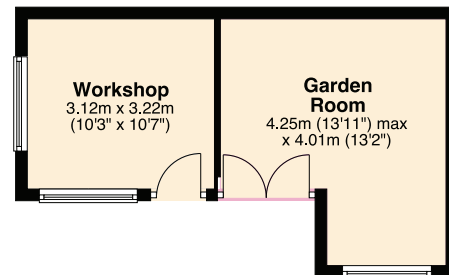
Underfloor heating
 Mains electricity, water and sewage
 Rutland County Council, tax band D
 EPC exempt

Ground Floor: approx. 116.3 sq. metres (1252.2 sq. feet)
 First Floor: approx. 118.2 sq. metres (1272.0 sq. feet)
 Total Home: approx. 234.5 sq. metres (2524.1 sq. feet)
 Outbuilding: approx. 25.5 sq. metres (274.5 sq. feet)
 Total area: approx. 260.0 sq. metres (2798.6 sq. feet)

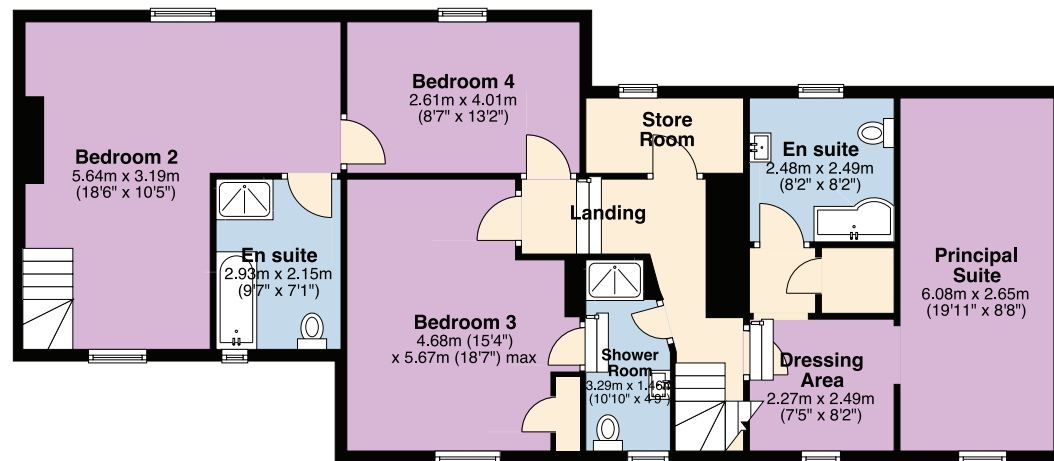
Ground Floor



Outbuilding



First Floor



ON YOUR DOORSTEP

Home to the renowned, co-educational Oakham School, independent education is at your fingertips. A wonderful location in which to raise a family, the medieval town of Oakham has a rich history, which you can learn about at the Rutland County Museum (home to the only surviving New Drop Gallows in England), or with a trip to Oakham Castle, recently restored following a £2.2 million grant from the Heritage Lottery Fund.

Enjoy exhibitions, antiques fairs and events at the impressive Victoria Hall, only a walk away on the High Street. Brimming with local independent shops, peruse the fare at award-winning Hambleton Bakery, Oakham Wines, and Otters Fine Food deli. Every third Saturday, pick up artisanal produce from the traditional farmers' market on Gaol Street. Enjoy the many walks, cycling routes and water sports that await at nearby Rutland Water, with numerous local golf courses too. Oakham Railway Station offers links to Peterborough, Leicester and Birmingham, ideal for commuters and day-trippers alike.

LOCAL DISTANCES

- Uppingham 6 miles (12 minutes)
- Melton Mowbray 10 miles (22 minutes)
- Stamford 11 miles (19 minutes)
- Leicester 20 miles (45 minutes)
- Peterborough 25 miles (36 minutes)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.





Flore's House, 34d High Street, Oakham, Rutland LE15 6AL



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

