



THE ENGINE HOUSE

BURLEY ON THE HILL



Steeped in heritage and shaped by centuries of architectural evolution, The Engine House offers a graceful meeting of history, craftsmanship and quiet contemporary living. Set within the distinguished Cour d'Honneur at Burley on the Hill, an estate whose roots reach as far back as the Domesday Book of 1086, this is a home that feels both storied and serene.

A SETTING STEEPED IN HISTORY

Once the site of a grand hilltop house that welcomed monarchs including James I and Charles I, and later a witness to the turbulence of the Civil War, Burley on the Hill has long been entwined with England's national narrative.

The Palladian mansion that now crowns the estate, commissioned in 1695 by Daniel Finch, 2nd Earl of Nottingham, bears the imprint of Sir Christopher Wren, Gerrard Lanscroon and Humphry Repton. Reimagined in recent decades by architect Kit Martin, the surrounding residences honour this inheritance with sensitivity and grace.

A private driveway leads through the estate's parkland to the dramatic Cour d'Honneur, where Palladian columns frame the mansion in a grand architectural sweep. At the end of the right-hand colonnade, beneath a stone arch, The Engine House appears in perfect harmony with its historic setting. The home enjoys its own gated gravel driveway with plentiful parking, complemented by two garages.

Inside, stone flooring grounds the entrance hall in its 18th-century origins. A glazed door opens invitingly to a private decked courtyard garden, the first of several gentle connections between home and landscape.





HEART OF THE HOME

Airy and understated, the sleek contemporary kitchen is the natural heart of the home. Painted beams echo the cabinetry, spotlighting is discreet, and Neff appliances sit seamlessly within the design. Wide drawers and a wine cooler offer everyday convenience, while the sociable layout flows into the dining and living room.

Here, treacle-dark beams contrast with pale stone, a log-burning stove draws the eye, and high shuttered windows cast natural light across the characterful space.



SPACES TO GATHER, REST AND RETREAT

Glass doors lead into the elegant sitting room, a calm, sunlit sanctuary warmed by underfloor heating. Bi-fold doors open completely to the terrace, dissolving the distinction between inside and out.

Neighboring this is the light-filled games room, perfectly suited to gatherings throughout the seasons. A second set of bi-fold doors connects directly to the garden. A guest cloakroom serves this end of the home.

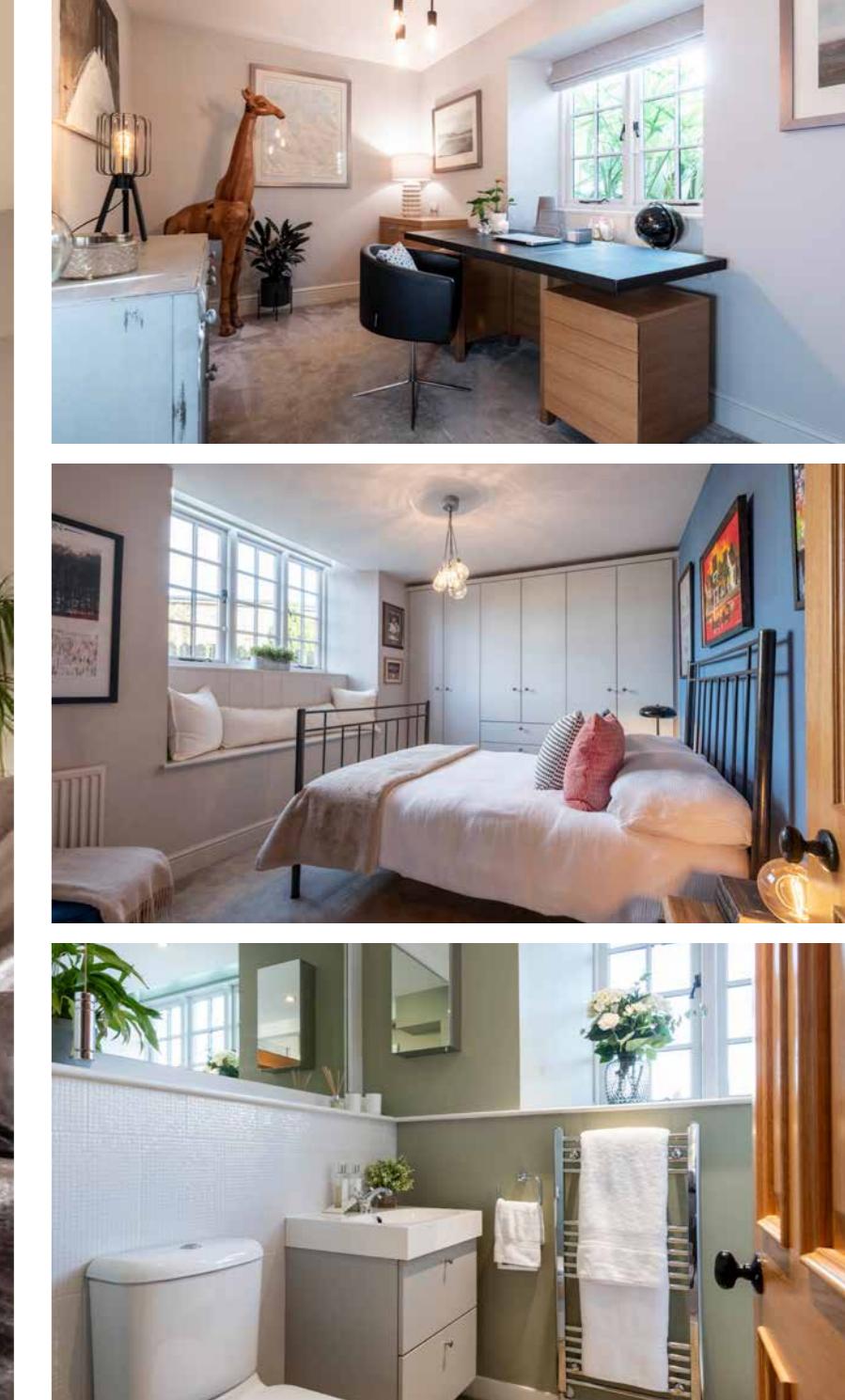
PRACTICAL PLACES, THOUGHTFULLY COMPOSED

Returning to the entrance hall, fitted cupboards provide practical storage for coats and wellies after walks around the estate's deer park and grounds. From here, step into the family snug: soothing in muted greys, with two windows overlooking the secluded decked terrace.

The study enjoys the same peaceful view and offers a quiet workspace with the flexibility to serve as a second ground-floor bedroom if required.

Beyond the snug lies a generously proportioned ground-floor double bedroom with fitted wardrobes. This is a valuable asset for guests, multigenerational living or those who prefer sleeping at garden level. A spa-style shower room sits nearby and serves both this bedroom and the study.

Completing this thoughtful wing is the laundry room with further ample storage.





SLEEP TIGHT

Ascending the staircase, the principal suite lies to the left. Wide, light-filled windows frame the church tower on one side and far-reaching countryside on the other. Fitted wardrobes and a dedicated dressing area maintain a calm, uncluttered aesthetic. The luxurious en suite includes twin hand basins, a generous walk-in shower and a roll-top bathtub positioned beneath a dramatic feature window.



Inside and out, The Engine House is composed with care: a home where history breathes gently alongside modern living, and where each space feels considered, grounded and utterly at ease.

To the right, the landing leads to two further serene double bedrooms. Deep window ledges form charming reading nooks, treetop and rooftop views stretch beyond, and built-in wardrobes keep each room restful and uncluttered.

The family bathroom features a freestanding tub and walk-in shower, perfect for slow evening unwinding.



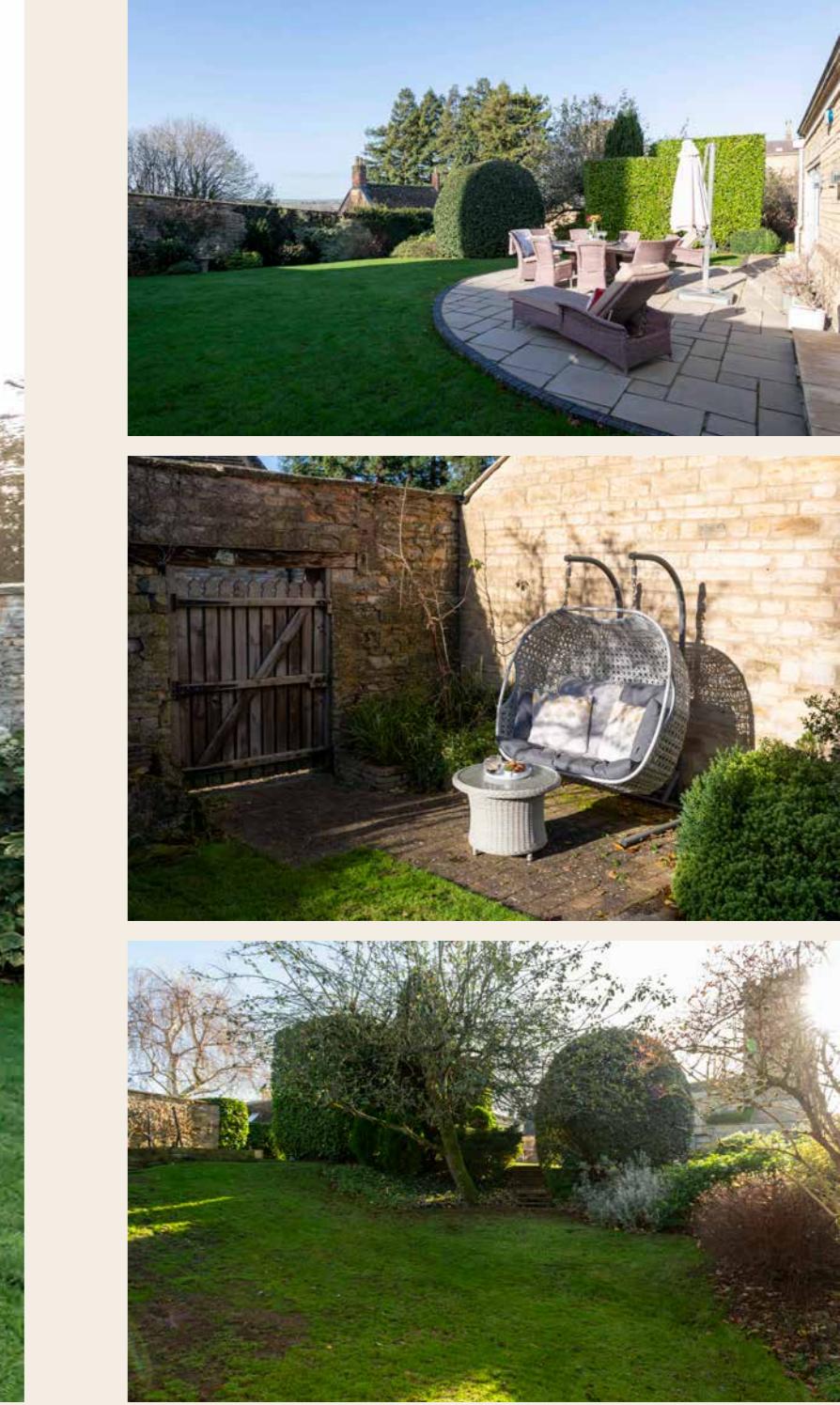


A RARE WALLED GARDEN

Outside, a gentle surprise awaits: a fully walled garden, valued for its privacy, shelter and sense of quiet enclosure.

Warm stone walls hold the heat long into the evening. Borders are beautifully kept, and terraces and lawn lie in balanced proportion. Beyond the walls, the church tower rises above mature trees that glow amber and gold with the turning seasons.

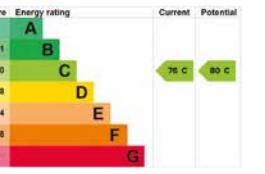
One corner is shaped for al fresco dining beside the fire. Another zone reveals raised vegetable beds and a second tucked-away lawned garden, productive and peaceful. A pathway to the side leads to the secluded decked courtyard, an ideal spot for slow mornings with coffee.



THE FINER DETAILS

Freehold
Part of Cour d'Honneur Estate
Management company fees apply
Built 1700s
Within the curtilage of a listed building
Plot approx. 0.24 acre
Gas central heating
Underfloor heating to sitting room and games room
Mains electricity, water and sewage
Rutland County Council, Tax Band G
EPC rating C

Ground Floor: approx. 209.8 sq. metres (2,257.8 sq. feet)
First Floor: approx. 111.6 sq. metres (1,200.8 sq. feet)
Total: approx. 321.3 sq. metres (3,458.7 sq. feet)



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.



LOCAL DISTANCES

Oakham - 2 miles (6 minutes)
Stanford - 1.1 miles (12 minutes)
Melton Mowbray - 1 miles (3 minutes)
Peterborough - 25 miles (35 minutes)
Leicester - 27 miles (45 minutes)

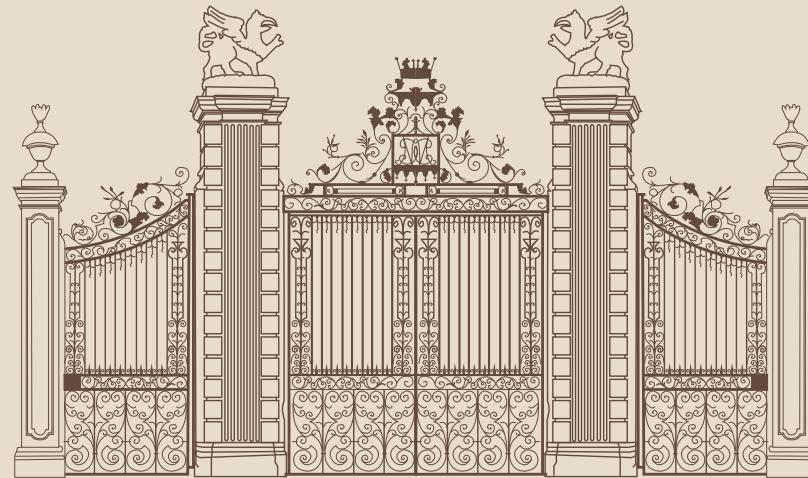
TAKE A TOUR OF THE LOCALE

Set on Rutland's highest ground, Burley on the Hill commands far-reaching views across Rutland Water and surrounding parkland. Though wrapped in tranquillity, the estate is moments from Oakham, where independent cafés, heritage sites and everyday essentials are all easily reached.

Families benefit from excellent educational options, with well-regarded state and independent schools including Oakham, Uppingham, Stamford and Oundle all within easy distance.

Nearby, Rutland Water Nature Reserve offers scenic trails, wildlife, park runs, water sports and year-round family adventure. Inclusive local gyms provide Pilates, yoga, weights and a full range of classes.

For commutes, the A1 links swiftly to Grantham and Peterborough, both offering mainline rail services to London.



The Engine House, Cour d'Honneur, Burley on the Hill, Rutland LE15 7FH



01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

