

HOME FARM

BROOKE, RUTLAND



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Home Farm

Oakham Road, Brooke, Rutland, LE15 8DG

GUIDE PRICE: £1,400,000

A charming Grade II Listed 17th century village home with earlier period features, offering flexible and spacious accommodation and equestrian facilities, located in a prime position in one of Rutland most sought after villages. Surrounding countryside offers a wide range of bridleways and other equestrian amenities.

Entrance Hall | Breakfast Kitchen | Drawing Room | Utility Room | Cloakroom
| Dining Room | Snug | Study/Bedroom Five | Boiler Room/ W.C | Master Bedroom & Ensuite | Three Further Bedrooms | Bathroom | One Bedroom Annex | Garden Room/Vinery | Outbuildings | Stables | Victorian Brick Barn | Terraces & Gardens | Paddocks & Grazing

ACCOMMODATION

Enter the property into a hall with flagstone flooring, a door into the rear garden, a door to the right into dining room and a further door to the left into the kitchen. The Kitchen has quarry tiled floors, a good range of solid wood cupboards and drawers under granite work tops, a Belfast sink, space and plumbing for a dishwasher, a four oven Aga, space for an American style fridge freezer and windows to the front and rear. Stepping down out of the kitchen is the formal drawing room with feature fireplace and wood burning stove, windows to the front and rear, a door giving access to the rear terrace and a door to the boot room and a door to stairs rising to the first floor. The boot room offers space and plumbing for a washing machine and tumble dryer, a Belfast sink and ample storage. There is also a ground floor shower room with low flush WC, a wash hand basin and a large shower cubicle. To the other side of the main entrance hall is the dining room which has a feature fire place with open fire and salt cupboards either side plus a door into the snug. There is a rear lobby giving access to a study (or alternatively a fifth bedroom) and also in to the boiler room with oil fired boiler, a linen storage cupboard, and low flush WC and wash hand basin.

The main staircase for the property rises from the dining room up to the first floor landing. The bedroom accommodation comprises of four double bedrooms and two bathrooms. There is also potential for a further two bathrooms making three of the four bedrooms into en-suite bedrooms.





OUTSIDE

To the outside there are numerous gravelled, cobbled and paved terraced areas and ample parking on the gravel driveway and in the yard. There is a stone built stable block housing five stables and the self-contained one bed annex. The property sits in beautiful mature gardens, mainly laid to lawn but with floral and shrub borders and mature specimen trees providing year round interest. There is also a gorgeous walled courtyard garden that flows off the vinery/garden room. The external accommodation continues with a red brick barn offering ample storage and a tack room plus there are a further four timber stables. All in all Home Farm sits in grounds of approx. 12 acres all ring fenced. There are no public rights of way crossing the property.

LOCATION

Brooke is a pretty Rutland hamlet nestled in glorious English countryside located just over two miles to the West of Oakham. Other market towns of Uppingham and Stamford are four and 13 miles away respectively. These towns offer a wide range of amenities as well as excellent schools. The A1 can be reached 11 miles to the east offering road access to both North and South of the country and mainline railway links from Market Harborough, Kettering, Leicester take you direct into London St Pancras and Peterborough in to Kings Cross.



DIRECTIONAL NOTE

Leave Oakham on the Braunston Road which then turns into the Oakham Road as you head into the village of Braunston. In the village take the first left along Church Street and then first left into Brooke Road. Continue on this road for approx. one mile until you reach a cross roads. Following the signs stating Brooke ½ Mile take a right at this point. This road will take you into the village and Home Farm is the first house on the right hand side of the road.

SERVICES

The property is offered to market with mains water and electricity. A septic tank and oil fired central heating.

NB

Listed planning consent is in place for a large two story extension to the rear of the house. Plans are available on request.

In 1998 The George Phillips Award was presented to the current owners in recognition of the restoration of Home Harm.



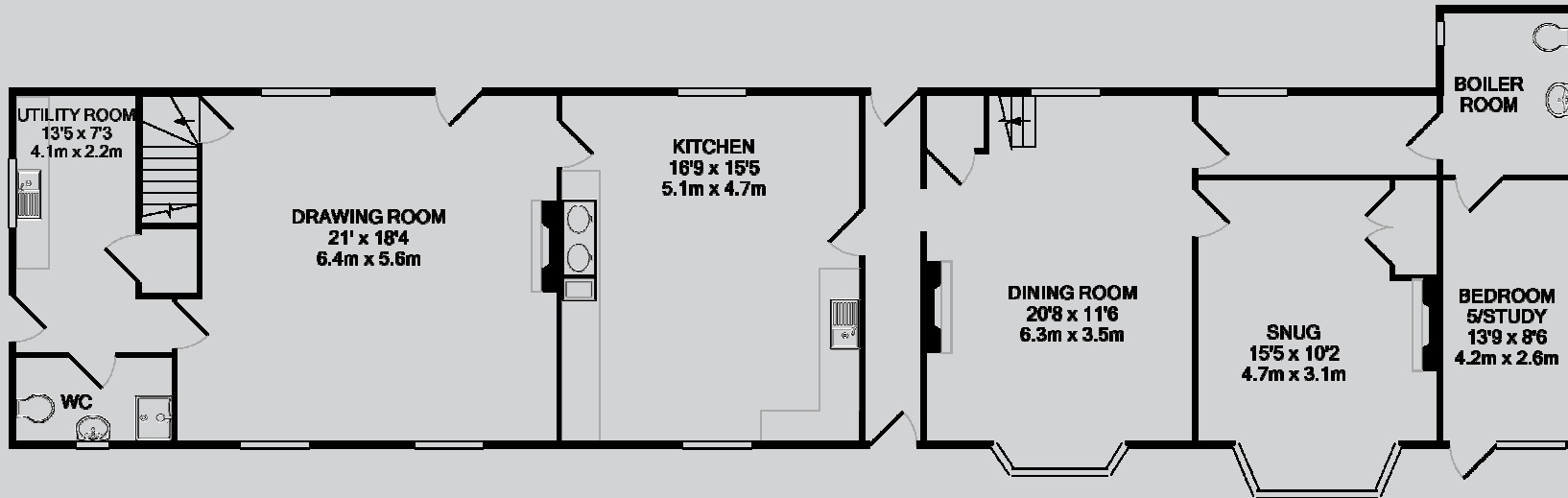
Home Farm, Oakham Road, Brooke, Rutland

Main House Approximate Floor Area: 266 Sq Mt / 2867 Sq Ft

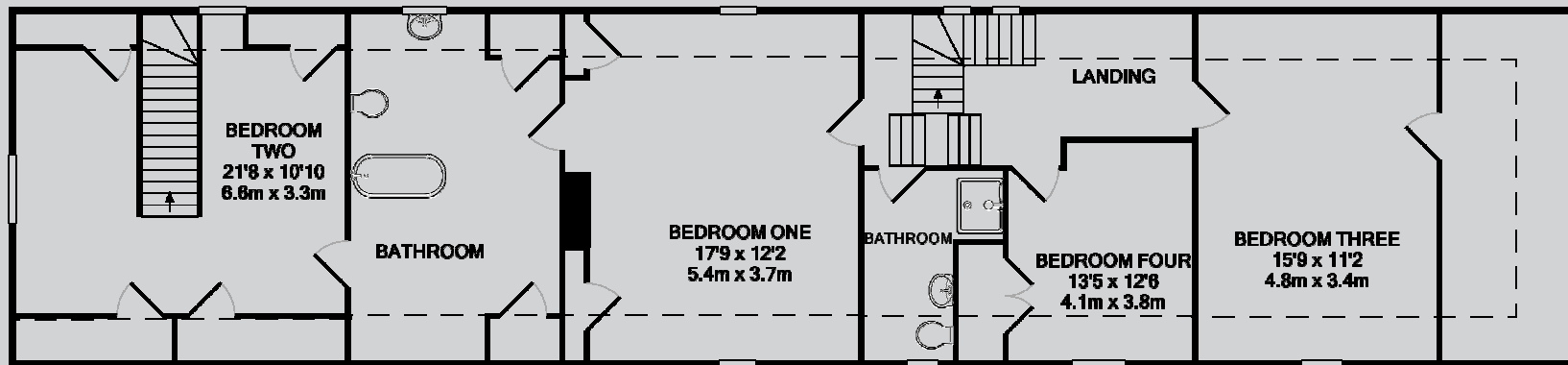
External buildings Approximate Floor Area: 312 Sq Mt / 3358 Sq Ft

Total Approximate Floor Area: 578 Sq Mt / 6221 Sq Ft

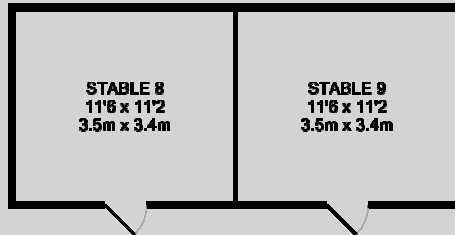
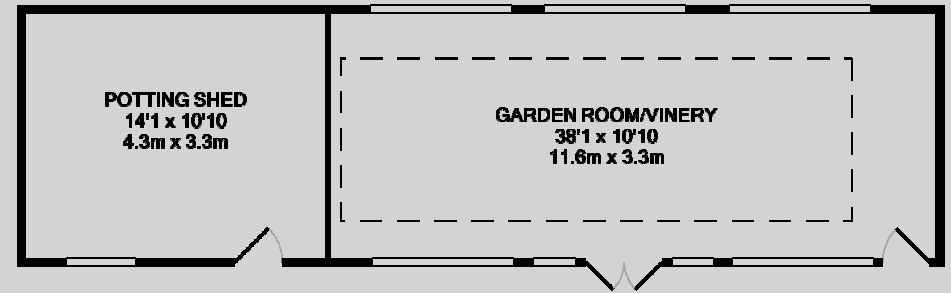
Measurements are approximate, not to scale and for illustrative purposes



GROUND FLOOR

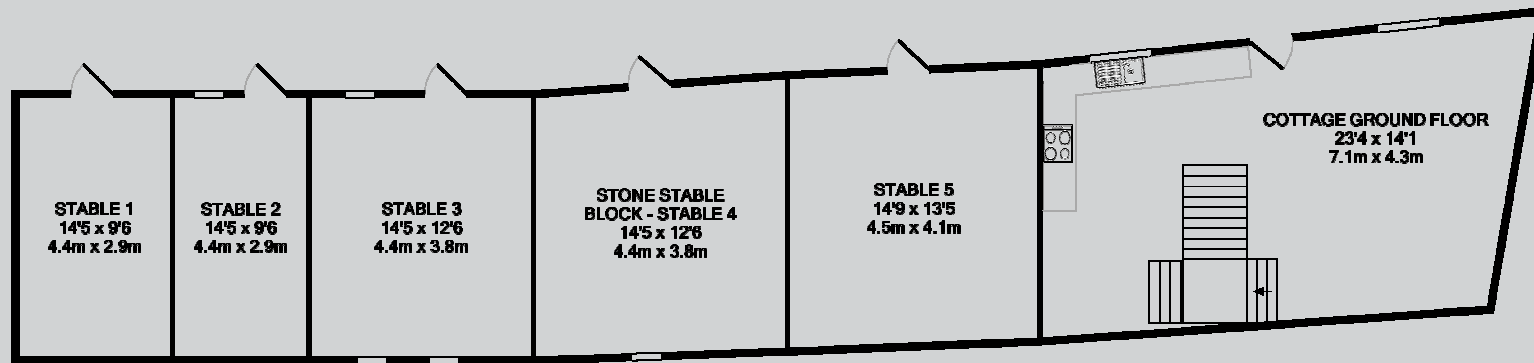


1ST FLOOR

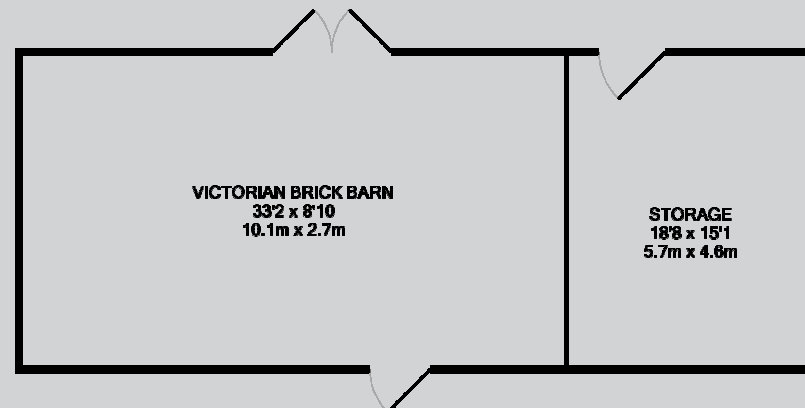
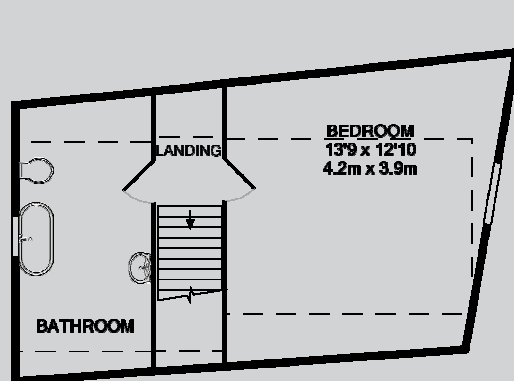


OUTSIDE 2

Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR



3RD FLOOR



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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