



RUTLAND HOUSE

— KETTON —

PRIZED LOCATION

Formality and flair combine at Rutland House, in the highly-prized village and conservation area of Ketton, Rutland.

Filled with all the period features you would anticipate from a stone-built, Grade II listed, Georgian gentleman's residence, sympathetic and innovative modern additions have transformed Rutland House into a flowing family home.

Pull in through the electric, gated entrance to where a parking area provides access ahead to a timber garage and carport, providing plenty of space for all.

Open the gate to a stone paved path, leading to a traditional three-panelled Georgian front door beneath its stone canopy.

Welcome home.



WARMEST OF WELCOMES

Revealing its Grade II heritage instantly, period features present themselves upon entry into the dining hall. Step onto the original flagstone floor, admiring the exposed limestone walls, stone mullion windows and oak beams overhead.

Flow through to the left, into the cosy snug, where warmth and welcome permeate the room from the double-sided wood burning stove. With the bright and bountiful sitting room nestled on the other side, why not add a desk to transform this space into a sumptuous study?



Beyond, bathed in light, is the recently added sitting room, an extension to the original Georgian home. Thoughtfully designed to maximise the verdant views out over the garden, adjacent paddock and rolling hills beyond, bi-fold doors blur the boundaries between the outdoors and in, creating a corner open to the countryside. Perfect for summer parties on the terrace beyond.

Underfloor heating, combined with the glow from the wood-burning stove, guarantees a toasty atmosphere whatever the season. Stone mullion windows framing views to the lawn and stone pathways to the front add characterful cottage charm.





EVOCATIVE SPACES

Returning to the dining hallway, absorb once more the authenticity of the room: the hearty stone Inglenook fireplace makes for a grand impression, the sturdy oak beam which speaks the home's centuries' old story in its notches and marks.

Pause in the window seat by the stone mullion window to the front and enjoy the peace and privacy of this hidden gem of a home, or open the rear door out to the garden terrace for fresh air and country views. A set of steps leads down to the cellar, ideal for storing your wine collection.



FOLLOW THE FLOW

Follow this home's easy flow through from the dining hall under an archway and into the kitchen, the real heart of the home.

Recently modernised whilst remaining true to its country kitchen origins, this impressive culinary space blends contemporary convenience with tradition. Cream units provide plentiful storage space, while a four-oven gas Aga sits within a stone recess, topped by an aged beam for true farmhouse feel.

With space for a dishwasher and electric oven in addition to the Aga, there is room for a freestanding fridge freezer. A laundry cupboard is handily equipped ready for your washer-dryer.

For casual dining, there is ample space to introduce a large kitchen table, ideal for weekday family breakfasts and leisurely weekend brunches, beneath the sprinkling of spotlights within the whitewashed ceiling.





SEAMLESS LIVING

Conveniently situated close to the rear lobby is a downstairs cloakroom, handy as a gardener's loo or for visitors. The flagstone floor of the rear lobby makes it a highly suitable everyday entrance when returning with muddy boots and paws from a winter wonderland walk in the countryside.

Returning to the main dining hall, take the stairs up to where four inviting double bedrooms await on the uppermost levels of Rutland House.



SWEET SLUMBER

Ascend to the second floor, to discover two quaint double bedrooms bearing all the hallmarks anticipated in such a historic home.

Sneak a peek through the quirky maid's window into one bedroom – a luxury afforded to the former master of the home, whose privilege it was to check up on his servants whenever he chose. Now, covered by a curtain, residents of this dreamy bedroom can enjoy the modern luxury of privacy.

Step back in time, noting the ever-so-slightly lower ceilings on this level, the pitched door frames, ancient beams and wrought iron latches. Every corner adds its own signature to the story of this utterly unique home.

Descend the stairs to the first-floor landing, where, turning to the right a spacious bedroom entreats you to take in views out over the front garden. Dressed in neutral warm tones, this is a beguilingly bright bedroom, replete with its own walk-in dressing area with built-in storage; a true boon for a guest bedroom.



REFRESH AND REVIVE

Refresh, revive and unwind in the family bathroom at the end of the landing. Within, contemporary design harmonises with classical luxury, with an enormous walk-in wet room-style rainfall shower counterbalanced by a decadent freestanding, roll top, claw foot bathtub. Also set above the solid oak wood flooring is a washbasin and lavatory.



BOUDOIR BLISS

Sweet dreams come with ease in the principal suite, accessed via its own dressing room. Light streams in from front to back through the windows, allowing you to compare outfits from the range of fitted wardrobes with ease. Perfect your look at the window seat overlooking the front garden.

Step up and into the bedroom, where the high ceiling vaults up above. Soak up the glorious garden views through the window to the rear as further light filters down through the Velux above.

Seclusion and serenity come as one in the en suite with walk-in shower, wash basin and lavatory, elegantly styled in neutral tones.



SUNNY SPACES

Outside, sunny spaces surround Rutland House. A formal lawn surrounded by hedging and shrubs stands to the front, with a garden gate providing easy access into the village.

Step out from the sitting room onto the terrace, which wraps around the home on three sides, providing the perfect place for barbecue dining in the summer. There are plentiful places for entertainment sprinkled around this garden, with hidden suntraps to discover.

Soak up the views from the perfectly positioned summer house over the large lawn and out to the rolling countryside beyond.

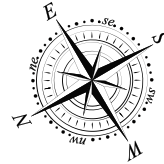
There is even a selection of outbuildings, which have undergone conversion, including a handy office-gym and garden store.

THE FINER DETAILS

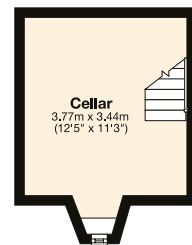
Freehold
 Constructed 1635 and since extended
 Plot size approximately 0.34 acre
 Grade II listed
 EPC exempt
 Conservation area
 Gas central heating
 Mains electricity, water and sewage
 Rutland County Council, tax band E (2,613.72 2020/21)

Ground Floor: approx. 88.0 sq. metres (947.4 sq. feet)
 First Floor: approx. 76.6 sq. metres (824.2 sq. feet)
 Second Floor: approx. 31.2 sq. metres (336.3 sq. feet)
 Basement: approx. 13.6 sq. metres (146.8 sq. feet)
 Outbuildings: approx. 63.1 sq. metres (679.4 sq. feet)
 Total area: approx. 272.6 sq. metres (2934.0 sq. feet)

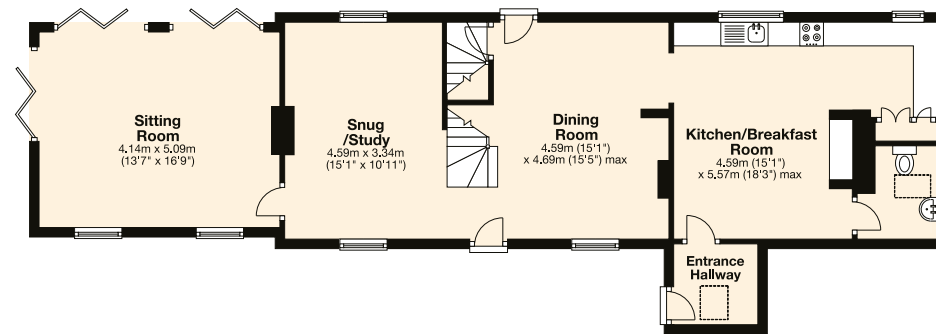
The plot includes a section of agricultural paddock land. Planning permission would be required for any change of use. There is an uplift clause of 50% should it be developed in the future.



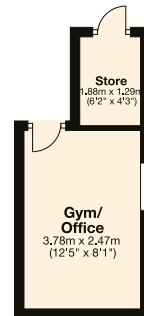
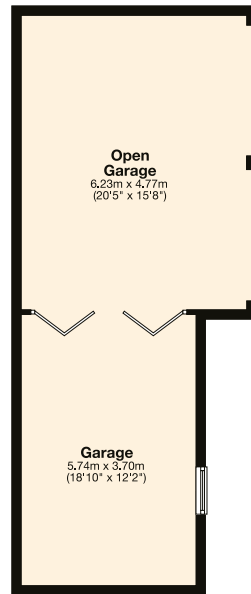
Basement



Ground Floor

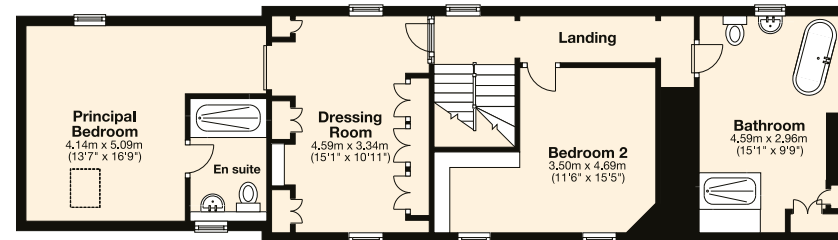


Outbuildings

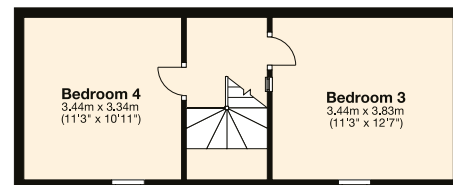


NOT IN ACTUAL POSITION

First Floor



Second Floor



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ON YOUR DOORSTEP

Explore the delights of Ketton; where country village vibes mingle with market town vibrancy right on your doorstep.

Take a stroll about this much sought-after community, with delightful countryside walks on the doorstep, taking in fields, river and ancient farmland which retain the hallmarks of medieval strip farming. Scrumpy fans can take a tour of the community apple orchard, located by the River Chater.

Ketton is home to three churches: St Mary's, the Methodist Church and Plymouth Brethren Church, providing you plentiful options for worship.

Families are perfectly placed with a primary school on the doorstep. As well as a well-equipped public playground, Ketton also boasts a special story-telling area in the woodland by Hall Close, consisting of wooden benches. Other handy amenities include a public library, post office, shop, cricket club and a community centre.

For food and drink, try the two local pubs, the Northwick Arms and the Railway Inn, for family friendly service, real ale and a warm welcome.

Only four miles from Stamford and 15 miles from Peterborough and its links to London Kings Cross, rural living comes replete with connections to the city lights.

Local information

- Stamford** 3.4 miles (8 minutes)
- Uppingham** 8.8 miles (14 minutes)
- Oakham** 9.6 miles (17 minutes)
- Peterborough Railway Station**
17 miles (24 minutes)
- Grantham Railway Station**
22 miles (29 minutes)





Rutland House, 25 High Street, Ketton PE9 3TA



To view please call the team on
01780 437 360 | team@pelhamjames.co.uk | pelhamjames.co.uk