

# MILL HOUSE

GLASTON ROAD, UPPINGHAM

JAMES  
SELICKS

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A FOUR-BEDROOM CHARACTER COTTAGE IN NEED OF FULL RENOVATION AND MODERNISATION THROUGHOUT, SITTING IN ITS OWN LAND WITH LARGE MATURE GARDENS ON THE EDGE OF THE POPULAR MARKET TOWN OF UPPINGHAM.



## Mill House

Glaston Road  
Uppingham  
Oakham  
Rutland  
LE15 9EU

Breakfast Kitchen | Four Reception Rooms |  
Two Bathrooms | Utility & Laundry Room | Four  
Bedrooms | Four Acre Plot | Double Garage &  
Off-Road Parking | Renovation Project | Two  
Paddocks | Walking Distance to Town Centre  
| EPC - E

### ACCOMMODATION

The ground floor comprises two large reception rooms, two conservatories, a breakfast kitchen, downstairs shower room and utility room.

To the first floor there are four bedrooms and a bathroom.

The property has plenty of character features throughout such as exposed stone walls and timber beam ceilings but would benefit from significant renovation throughout but could also provide a potential building plot subject to the necessary planning consents.

### OUTSIDE

To the outside there is a private driveway providing access to the house and the detached garage. The property enjoys large gardens to both front and rear as well as a patio area sitting to the rear of the property and also benefits from its own paddock land of approximately 3.2 acres.

This property is offered to the market with a huge amount of potential for somebody to create their dream home in a superb location within walking distance of Uppingham town centre and must be viewed to be appreciated.

### LOCATION

Uppingham is a jewel of a market town with a good range of shops catering for most needs, together with the renowned weekly market. For commuters Uppingham is ideally positioned within an easy car drive to a number of centres, including Leicester, Peterborough, Oakham, Stamford, Kettering and Market Harborough. The A14/A1/M1 link, approximately 10 miles away between Kettering and Corby and there, one can access the motorway system of England. For train travellers Kettering station, approximately 20 minutes' drive offers frequent services to London St Pancras and the north. Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle or just spend time at Rutland Water to enjoy sailing, fishing and windsurfing.

### DIRECTIONAL NOTE

From Oakham take the A6003 Uppingham Road. Continue on this road through Preston and on to the roundabout at Uppingham take the first exit onto the A47 and your first right signposted 'Garden Centre'. The driveway to the property can be found on the right-hand side, approximately 100 yards before the garden centre as signalled by the agent's 'For Sale' board.

### SERVICES

The property is offered to the market with mains electricity and water, oil-fired central heating and a septic tank.

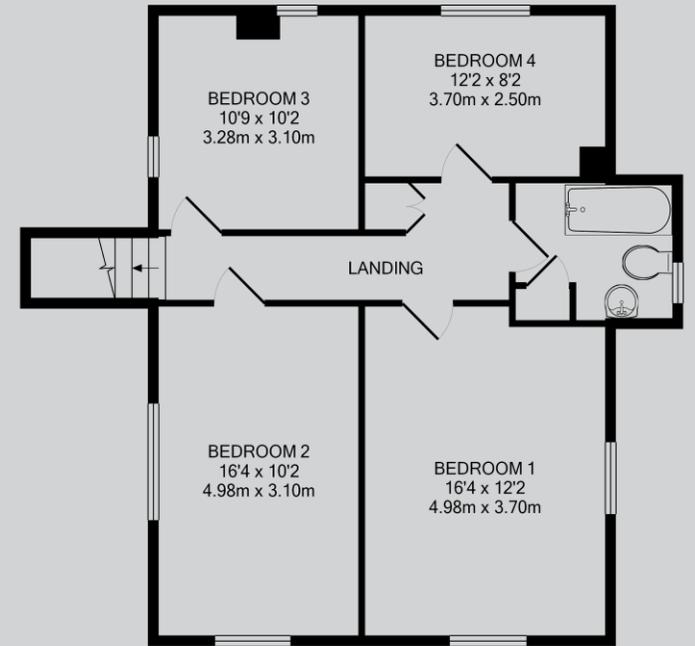
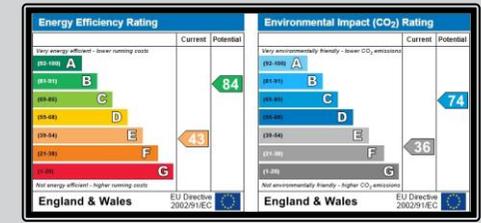
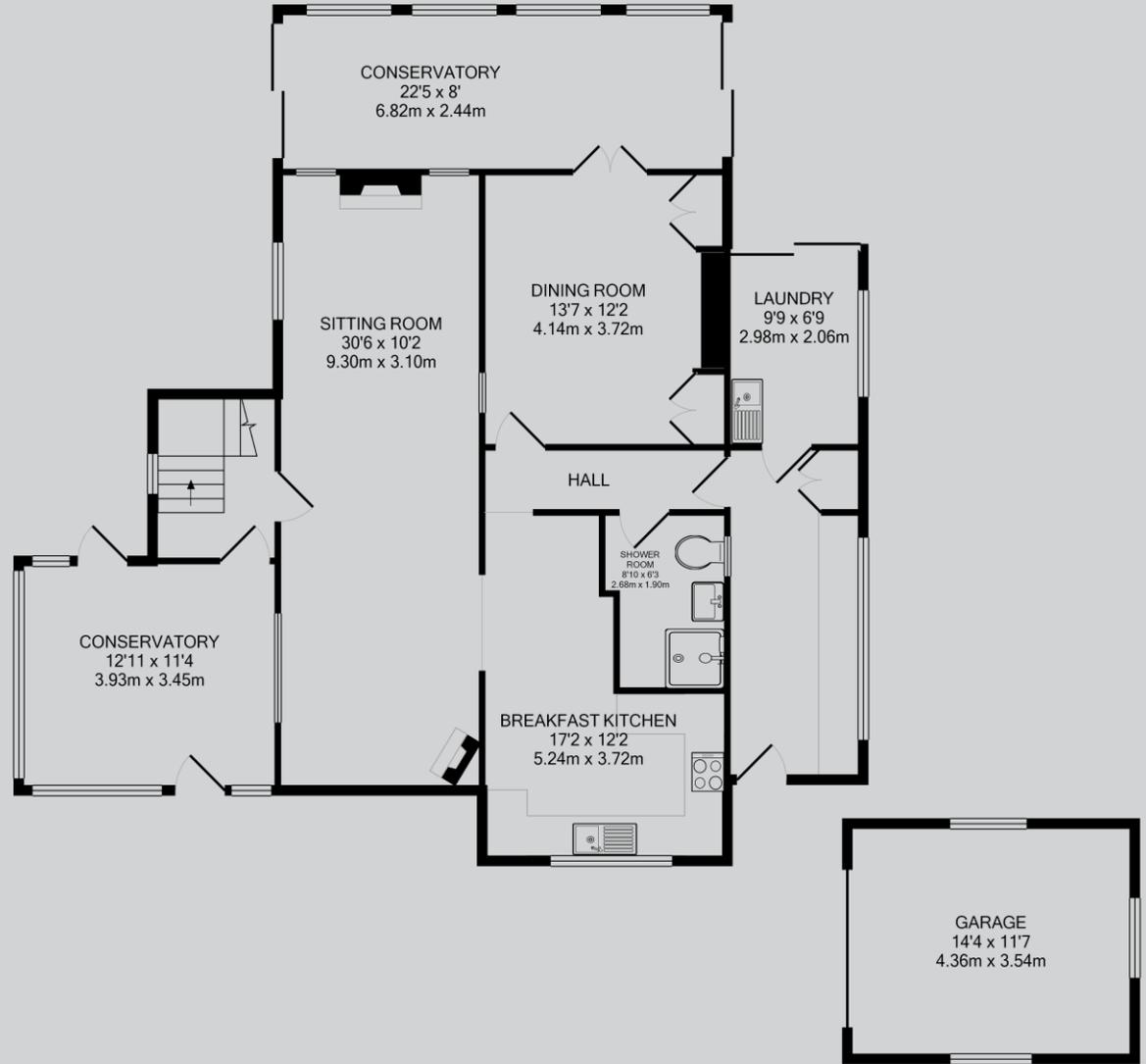
### ADDITIONAL NOTE

There is a public footpath that crosses the paddocks and the vendors is applying an uplift provision on the paddock land, details to be provided on request.





**Mill House, Glaston Road, Uppingham, Oakham, Rutland LE15 9EU**  
 House Total Approx Gross Internal Floor Area Incl. Garage = **1977.32 sq. ft / 183.7 sq. m**  
 Measurements are approximate, not to scale, illustrative purposes only.





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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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