




Rowells Lodge

Ayston Road, Ridlington, Oakham, Rutland

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An unlisted stone farmhouse with 6 bedrooms and an annexe

A handsome farmhouse in need of updating in a private position with garaging, stabling, extensive gardens and an annexe with 360 degree countryside views.



4-6
**RECEPTION
ROOMS**



6-8
BEDROOMS



4-6
BATHROOMS



**GARAGING
FOR 3 CARS**



1.7 ACRES



FREEHOLD



RURAL



**3,583 - 5,789
SQ FT**



**GUIDE PRICE
£1,500,000**



The property

Rowells lodge sits in a hugely private position along a 375m drive just outside the village of Ridlington. It offers over 3,500 sq ft of well-proportioned living space over two floors. In addition, there are stables, an annexe with a flat above, and extensive gardens. The house is in need of updating and represents a real opportunity.

The front door opens onto a porch and then onto a large central hall. To the left is a drawing room with a log burner and French doors with glazed side panel. Adjacent is a family room, again, with a log burner and French doors. The kitchen has farmhouse style units with granite work surfaces, a central island with a Belfast sink, and a royal blue oil fired Aga. Beyond the kitchen is a large dining room with another log burner which opens onto the conservatory. In addition, there is a small study, a utility room with a wet room and lift which rises to bedroom 3.

Upstairs, the principal bedroom enjoys a triple aspect and has an en suite. Bedroom 2 also has an en suite

and there are a further 4 bedrooms and a family bathroom.

The Annexe

The annexe sits to the north of the driveway and is a barn conversion finished in 2023. The ground floor consists of a dining hall from which runs a sitting room with a log burner, a kitchenette, a shower room and a bedroom with a walk-in cupboard. Beyond the bedroom is a store room. The upstairs flat is accessed by a separate set of stairs external to the annexe and consists of a bathroom, storeroom/bedroom, bedroom and a sitting room with a sink.







Outside

Approached by a long driveway off East Lane, a wooden five bar gate at the entrance opens onto a gravelled driveway with the barn and annexe to the right and the house to the left and a central roundel.

The gardens lie principally to the south and consist of a lawned area immediately adjacent the house and, beyond, a 'secret garden' area which is essentially an arboretum planted with specimen trees and shrubs interspersed within lawn and wild flower areas. The garden has excellent boundary hedging as well as many mature internal hedges which include thuja, holly, privet and hornbeam. These divide up the garden and make it a 'voyage of discovery'.

Location

Rowells Lodge sits just outside the village of Ridlington which is a popular and pretty Rutland village. Off the 'beaten track' it is nevertheless only 2 miles from Uppingham and the market towns of Oakham and Stamford are both within easy drive. Transport links are excellent with

the A47, just outside Uppingham, providing links to the east and the west and the A1, which is just 12 miles away. Commuting to London is straightforward and Market Harborough, Kettering or Peterborough are all within easy reach with high speed trains into London.

Schooling in the area is exceptional and the main preparatory and public schools in the area are all easily accessible. These include Witham Hall, Brooke Priory, Oakham, Uppingham, Stamford and Oundle.

There are several outstanding golf courses in the area. Rutland Polo Club is nearby and Rutland Water provides a world class amenity with sailing, windsurfing, walking, cycling, fishing and a myriad of other activities as well as over 1000 acres of nature reserve. At its heart is the Hambleton Peninsula with the renowned Relais and Château Hambleton Hall Hotel.



Distances

- Uppingham 2 miles
- Oakham 4 miles
- Stamford (A1) 13 miles
- Leicester 16 miles
- Peterborough 24 miles

Nearby Stations

- Oakham 5 miles
- Corby 11 miles
- Stamford 14 miles
- Leicester 20 miles

Key Locations

- Rutland Water
- Hambleton Hall
- Burghley House
- The Rutland Nursery
- Belvoir Castle

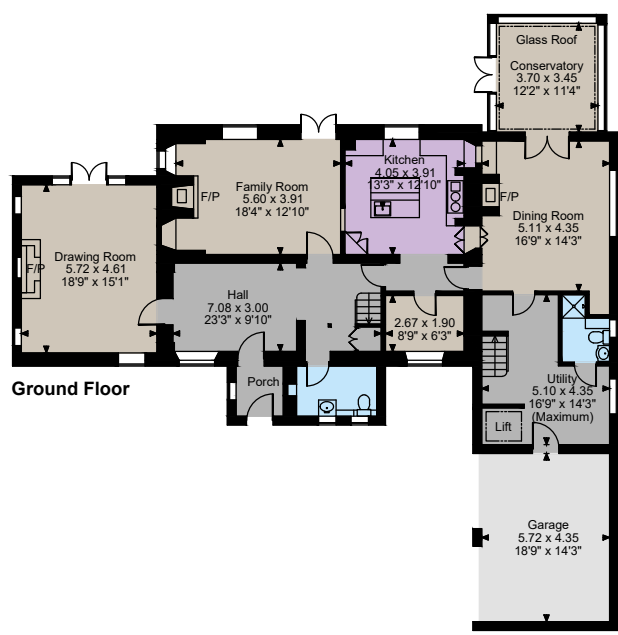
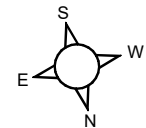
Nearby Schools

- Uppingham
- Oakham
- Stamford
- Oundle
- Witham on the Hill
- Brooke Priory
- Uppingham Community College
- Catmose College

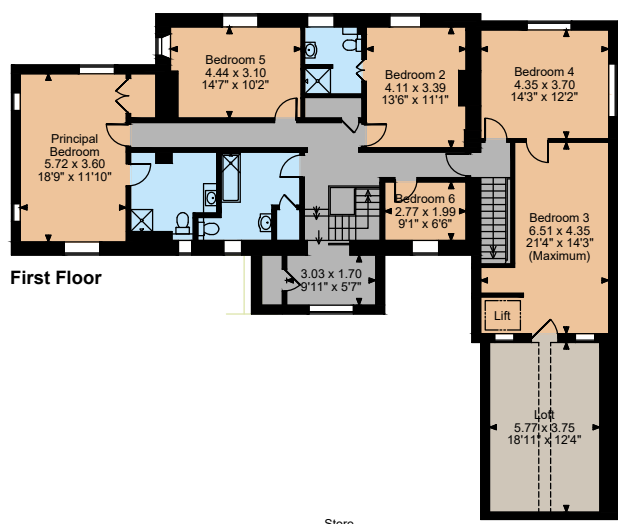




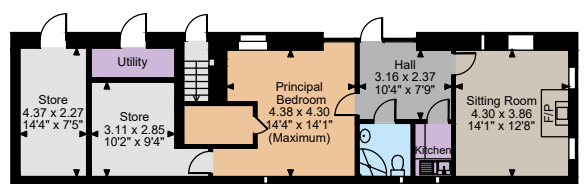




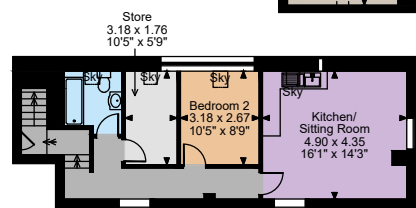
Ground Floor



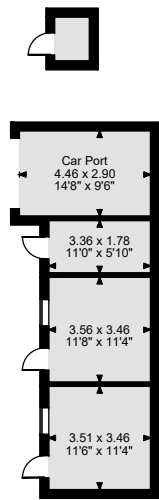
First Floor



Annexe Ground Floor



Annexe First Floor



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

House internal area 3,583 sq ft (333 sq m)
 Annexe internal area: 1,327 sq ft (123 sq m)
 Garage and carport internal area:
 412 sq ft (38 sq m)
 Outbuilding internal area: 467 sq ft (43 sq m)
 Total internal area: 5,789 sq ft (538 sq m)
 For identification purposes only.

Directions

LE15 9AH
 ///what3words: monday.winters.apprehend - brings you to the start of the driveway

General

Local Authority: Rutland County Council
 Tel: 01572 722577

Services: Mains water and electricity connected. Oil fired central heating. Private drainage which may not comply with the relevant regulations. Further information is being sought.

Broadband: Superfast broadband is available

Council Tax: Rowells Lodge Band G, Annexe Band A

EPC Rating: Rowells Lodge Rating D, Annexe Rating E

Fixtures and Fittings: As per contract

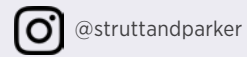
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Stamford & East Midlands

5 South View, Tinwell Road, Stamford PE9 2JL
01780 484 040

stamford@struttandparker.com
 struttandparker.com



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