



High House

34 High Street, Braunston-in-Rutland, Oakham, Leicestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome 6 bed village house, listed Grade II, in one of Rutland's most popular villages

An attractive ironstone period house with 6 bedrooms, mature gardens, a thatched garage building and a paddock. 3.5 acres in all and current planning permission to return the garaging to ancillary accommodation, create a home office and add a new drive, garage and parking area to the north eastern boundary.



3 RECEPTION ROOMS & STUDY



6 BEDROOMS



2 BATHROOMS



GARAGING



3.54 ACRES



FREEHOLD



VILLAGE



3,859 - 5,240 SQ FT



**GUIDE PRICE
£1,400,000**



The property

High House stands in the heart of the village, its striking ironstone façade and Collyweston roof making a distinctive impression. The property includes a charming thatched garage, designed to resemble a cottage from the street, and a collection of outbuildings, including stables and a workshop. The grounds extend to approximately 3.54 acres, encompassing formal gardens, a paddock, and a spinney, all with a south-westerly aspect and uninterrupted countryside views.

Dating from the early 18th century, High House blends period character with a generous and practical layout. Mullioned leaded windows, exposed beams, flagstone floors, and open fireplaces feature throughout. The house is arranged in two wings, linked by a wide, stone-flagged hallway.

Three formal reception rooms face south-west, each with solid wood floors. The 25-foot drawing room enjoys a dual aspect, a wood-burning stove and French doors to the garden. The dining room has

a raised-hood fireplace, while the sitting room also features a wood burner and French doors. A study, cloakroom, and a spacious kitchen with an adjoining pantry, utility, and boot room complete the ground floor.

Upstairs, there are five double bedrooms, including a principal suite with an en suite bathroom, plus a family bathroom. A sixth bedroom sits on the second floor, currently used as a study.







Outside

The property is approached via a gated gravel driveway to the south of the main house leading to a courtyard in front of a thatched double garage with an attached workshop and WC. To the southern side of the courtyard are three stables and a storeroom. Stone steps and a wrought iron gate lead up into the walled garden to the rear of the house.

Planning permission has been granted for the restoration and conversion of the thatched garage, which is separately Listed GII, to a 2 bed cottage and the stabling to be converted into a home office with WC, store room and single garage. Within the same consent, permission has been granted for a new double garage and store room with a parking area to the north of the house with new access via the adjacent lane. Ref: 2023/1325/FUL

The gardens extend west of the house, designed in a parkland style with sweeping lawns, mature trees, and a spinney. A stone-flagged terrace near the house provides space for outdoor dining, while

the kitchen garden is tucked away near the north-eastern boundary. A stream runs through the grounds, attracting wildlife, including rare birds and native orchids. The paddock, accessible via the track along the northern boundary, will be subject to a covenant restricting residential development but allowing for ancillary structures or uses.

Location

Braunston-in-Rutland is an attractive Conservation Village set within rolling Rutland countryside between the two market towns of Oakham (2.5 miles) and Uppingham (5 miles). Within the village is The Blue Bell country pub and kitchen and the 12th Century All Saints Church with the remains of medieval wall paintings. Oakham, Uppingham and Stamford all offer renowned schooling and excellent facilities and shopping, whilst Oakham railway station has services to Leicester, Stamford, Peterborough and Cambridge. Rutland Water lies nearby and offers an array of activities including sailing, fly fishing, cycling and walking. In addition, there are several golf courses within a 10 mile radius including Luffenham Heath.



Distances

- Oakham 2.4 miles
- Uppingham 5.5 miles
- Stamford 13 miles
- Leicester 17 miles
- A1 12 miles

Nearby Stations

- Oakham 2.1 miles
- Corby 14 miles
- Stamford 15 miles
- Leicester 16.7 miles

Key Locations

- Rutland Water
- Hambleton Hall
- Burghley House
- Belvoir Castle
- Woolfox Health Club
- Barnsdale Gardens

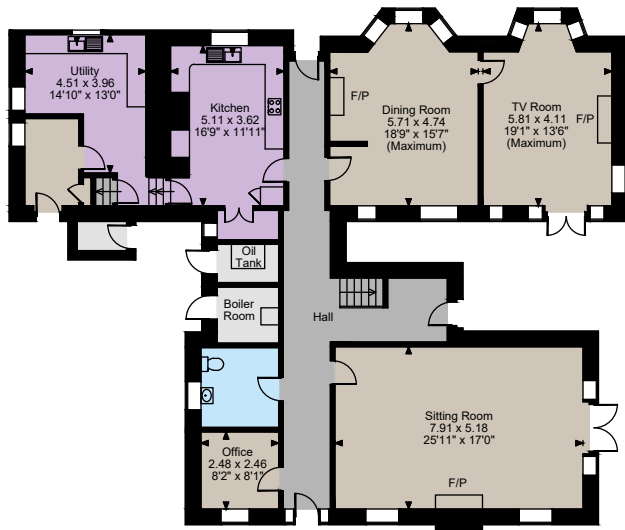
Nearby Schools

- Oakham
- Catmose College
- Brooke Priory
- Stamford
- Witham Hall
- Uppingham
- Uppingham Community College
- Oundle
- Leicester Grammar







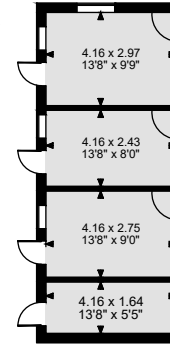
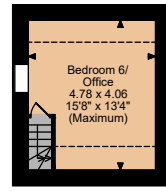


Ground Floor

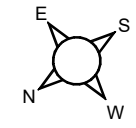
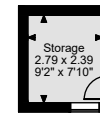
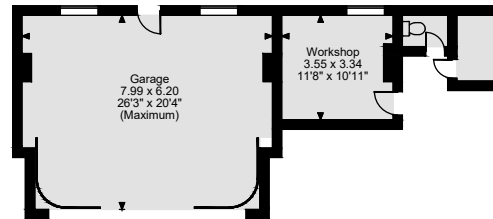
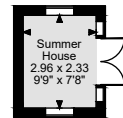


Second Floor

First Floor



Stable



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: 3,859 sq ft (359 sq m)
 Garage internal area: 516 sq ft (48 sq m)
 Outbuildings internal area: 865 sq ft (80 sq m)
 Total internal area: 5,240 sq ft (487 sq m)
 For identification purposes only.

Directions

Post Code: LE15 8QU
 ///what3words: stirs.noun.flexed - takes you to the parking area by the garage and target.isolating.
 stardom takes you to the front door.

General

Local Authority: Rutland County Council
 Tel: 01572 722577

Services: Mains water, electricity and drainage are connected. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: G

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.

Planning Reference: 2023/1325/FUL. Prospective purchasers are advised that they must make their own enquiries of the Local Planning Authority on Tel: 01572 722577.

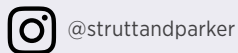
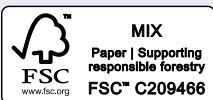
Stamford

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