



The Piggery, Main Street, Allexton, Oakham,  
Leicestershire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# The Piggery

## Main Street

### Allexton

### Oakham

### Leicestershire

### LE15 9AB

A delightful edge of village property, with many Eco features, and over 5 acres including paddocks and woodland

Uppingham 3 miles , Oakham 9 miles, Leicester 12 miles (trains to London St Pancras International from 63 minutes), Market Harborough 12 miles (trains to London St Pancras International from 57 minutes), Stamford 15 miles, M1 (Junction 21 with M69) 20 miles, Oundle 20 miles

'Living Kitchen' | Rear hall | Study | Utility room  
Principal bedroom with en suite | Bedroom 2 with en suite shower room | 3 Further bedrooms  
Family bathroom | EPC rating C

Double garage | Garden | Paddocks | Woodland  
In all, about 5.11 acres

### The property

Built in 2008, The Piggery is timber framed with part rendered cladding, a blue slate roof and benefits from highly efficient sheep's wool insulation. In addition, the house incorporates other innovative design features including bamboo flooring with underfloor heating throughout, a rainwater recapture system, which services the WCs and washing machine, an internal DuoVac central vacuum system and solar panels which heat the hot water.

A covered veranda to the south and east of the house provides outside space and leads to the front door, which opens directly into an over 1000sqft foot 'living kitchen'. The design methodology was to produce the most open

plan and inclusive living area possible and for the room to be the focal point of the house. To the north end is a kitchen, designed around principles espoused by the Dutch artist Piet Mondorian, who designed bold colour blocks. The units, which have granite work surfaces, are claret coloured and there are two steel roll top cupboards with internal power sockets providing larder space and a circular in-built chopping board. Cooking is via a steel Belling Kensington range with electric ovens and a calor gas hob. There is a double Fisher & Paykel dishwasher, a stainless steel sink with a boiling water tap as well as an American style fridge. To the south end of the room is a sitting room area with an open fireplace. Within the room are two French doors and two sets of bifold doors ensuring easy access to the garden. The room is wired for sound and, in common with the rest of the house, benefits from Cat 5 wiring and, therefore, hardwired internet access.

The remainder of the ground floor accommodation includes a rear hall with cloakroom, a study, which has two sets of French doors opening on to the rear walled garden and, lastly, a generous utility room with built-in units and a separate washing machine and tumble dryer.

A beautiful bespoke spiral steel and glass staircase, manufactured locally in Leicester, leads to the first floor where the principal bedroom occupies the south-east corner and has views over the paddocks. This room, which is flooded with light, benefits from a contemporary log burner with an exposed flue and an en suite with a bath with a built-in shower. Bedroom 2, which is adjacent, has an en suite shower room and there are a further three double bedrooms, all of which have built-in wardrobes, as well as a family bathroom.



## Outside

The Piggery has two driveways; one is to the west of the house and is accessed via Main Street, and this leads to the garage and a gravel parking area to the rear of the house. The other runs from the Hallaton Road and leads to a driveway with the paddocks to the south and pulls up to the front of the house. To the rear of the house there is an enclosed walled garden with a separate seating area. In addition, there is further outside seating underneath the covered veranda to the south-east corner of the main house. There is a garden area to the south and east which is mainly set to lawn and dotted with fruit trees including plum, apples, cherries and pears. Just beyond the formal garden area lies the first of two paddocks which stretch to the south. To the western boundary of the far paddock there is an area of woodland.

## Location

Allexton is a small Leicestershire village within the picturesque Eyebrook Valley just 3 miles away from the thriving market town of Uppingham, which provides everyday amenities, a good selection of shops, cafés and restaurants a supermarket and several schools. Further schooling, both state and private, is available nearby in the market towns of Oakham, Stamford and Market Harborough as well as Leicester. The latter also provides a mainline rail connection.

The Leicestershire Round public footpath runs through the village and the Rutland Round is just ¼ mile away. In addition, there are several bridleways with one running just to the south side of the far paddock. Rutland Water is just 6 miles away and offers sailing, windsurfing, walking, cycling fishing and a myriad of other activities as well as 1000 acres of nature reserve.











Highfield  
Cottage

Pump

Manor  
Farm

The Piggery

Manor Farm  
Cottage

Innisfree

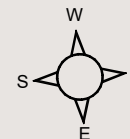
Track

Allex

HALLATON ROAD

103.9m

Floorplans  
 Main House internal area 3,115 sq ft (289 sq m)  
 Garage internal area 359 sq ft (33 sq m)  
 Outbuilding internal area 46 sq ft (4 sq m)  
 For identification purposes only.



**Ground Floor**

**First Floor**

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

From Uppingham proceed west on the A47 for approximately 3 miles descending Wardley Hill. Take a left signposted to Allextion. As you enter the village, take a left along the Hallaton Road and the entrance to The Piggery is on your right after about 200m.  
 What3words: assembles.overt.ambitions

## General

**Method of sale:** The property is offered for sale freehold with vacant possession upon completion.

**Local Authority:** Harborough District Council  
 T: 01858 828282

**Council Tax:** Band G

**Services:** Mains water and electricity are connected. Private drainage. Oil-fired central heating. 2 Solar panels supply hot water.

**Broadband:** We are advised by our client the house has Cat 5 cabling and our client achieves download speeds of circa 70 Mbps

**Tenure:** Freehold

**Reference:** MAR150040

**Viewing:** Strictly by appointment through Strutt and Parker

**Guide Price:** £1,250,000

## Stamford

5 South View, Tinwell Road, Stamford PE9 2JL

**01780 484 040**

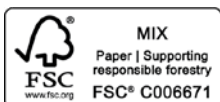
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