

WESTERN FARM

WEST STREET, CLIPSHAM



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A period, stone property sitting at the heart of this popular Rutland village with mature, walled gardens and generous accommodation.



- Entrance hall
- Breakfast kitchen & utility
- Sitting room
- Dining room
- Study/snug
- Garden room
- Downstairs WC
- Master bedroom with en-suite
- Further two double bedrooms
- Family bathroom
- Attached double garage
- Ample off-road parking
- Mature walled gardens
- EPC-F

Peterborough 24 miles

Stamford 10 miles

Oakham 10 miles

Kettering 30 miles

Western Farm

West Street
Clipsham
Oakham
Rutland
LE15 7SJ

ACCOMMODATION

Enter the property through an entrance vestibule leading into the main entrance hall that has stairs rising to the first floor, doors to the ground floor accommodation and access to the downstairs WC.

There is a generous formal sitting room with two sets of windows to the south elevation, a feature fireplace with multi fuel burning stove inset and double doors into the garden room.

The vaulted garden room has a tiled floor, windows to two sides and French doors out to the terrace and garden beyond.

The ground floor continues with a rear hall giving access to a study/snug, dining room and breakfast kitchen. The study/snug has a window to the front and a feature fireplace.

A good-sized vaulted dining room with windows to the side and front and a door into the kitchen.

The kitchen itself is large enough for a good-sized kitchen table with a tiled floor and an abundance of floor-standing and wall mounted cupboards and drawers. There is an eye level double oven, halogen electric hob with extractor over, and integrated dishwasher, an insulated under counter fridge, windows on three sides and again, a vaulted ceiling.

The ground floor accommodation is completed by the utility room that houses the oil-fired central heating boiler and has space and plumbing for a washing machine and tumble dryer.

The stairs rise to a large and light landing giving access to the bedroom and bathroom accommodation and also providing plenty of storage with two large cupboards and a linen cupboard housing the hot water tank.

The master bedroom spans the depth of the property from front to back with built in cupboards and is complemented by an en-suite bathroom.

There are a further two double bedrooms which are served by the family bathroom. The first floor also gives access to two large loft spaces.

OUTSIDE

The property has two large gravel driveways, one to the front, accessed through double five-bar wooden gates and another to the rear accessed through double gates, both providing ample parking and the rear giving access to the attached double garage.

The garage has power and light, an electric up and over door and two secure storage areas within as well as a door leading to the rear garden.

The garden can be accessed from either the front driveway through double gates or from the garden room. The garden itself is predominantly laid to lawn and has mature floral and shrub borders and benefits from a feature stone wall providing a good degree of privacy and security.

This excellent village property has a curb appeal and presence and offers a buyer the opportunity to purchase a period property in a very sought-after Rutland village.

LOCATION

Clipsham is a pretty rural village on the borders of Rutland and Lincolnshire, home to the award-winning village pub, The Olive Branch and only 10 miles away from the market towns of Stamford and Oakham which offer a wide range of shopping and entertainment. Easy access to the A1 is an advantage for commuters travelling north or south in addition to local journeys. Mainline trains to Kings Cross/St Pancras are depart from Grantham (15 minutes away).

DIRECTIONAL NOTE

Proceed out of Oakham on the Burley Road B668, towards Burley on the Hill. Pass through the village and carry on towards Cottesmore, proceed through the village into Greetham carry on the B668 at the roundabout take the third exit onto Clipsham Road. When entering the village of Clipsham proceed on Main Street and take your first left onto West Street. Continuing on West Street past New Road you will find Western Farm on your left.

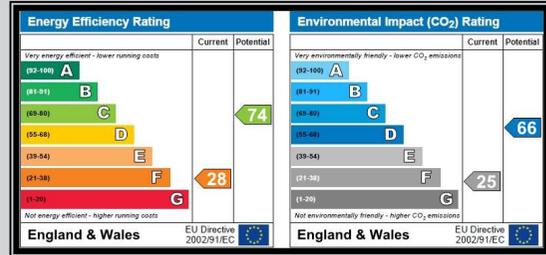
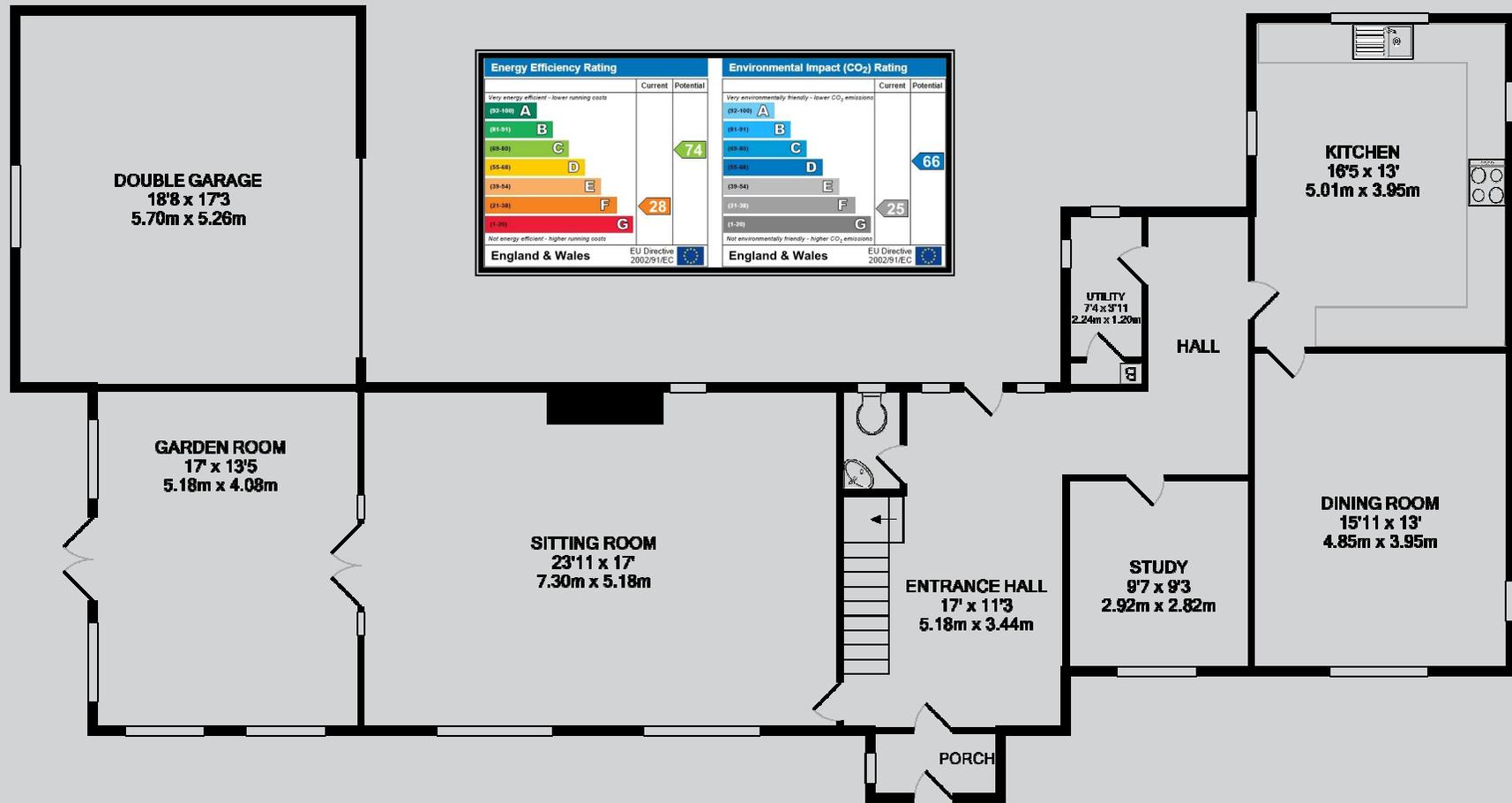
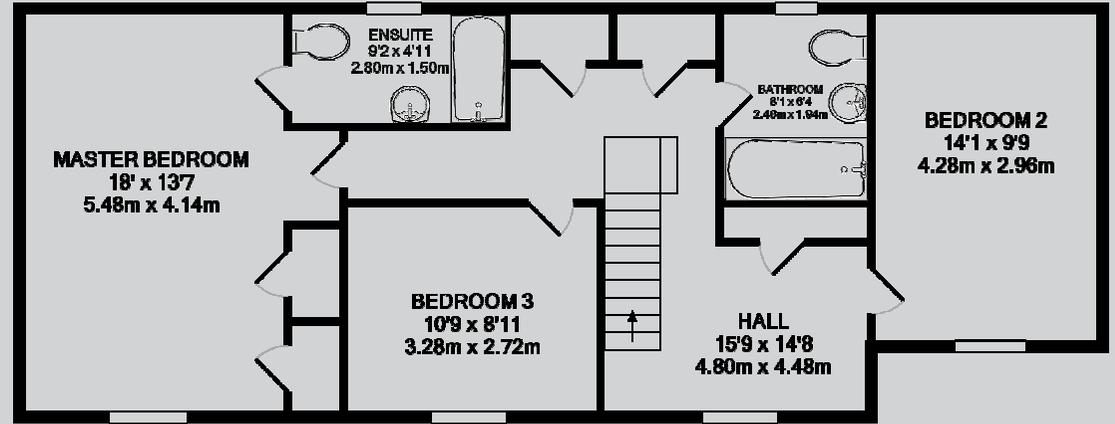
SERVICES & COUNCIL TAX

The property is offered to the market with all mains services & oil-fired central heating. Council Tax Band G.





Western Farm, West Street, Clipsham, Oakham, Rutland LE15 7SJ
 House Total Approx Gross Internal Floor Area = 2533 SQF
 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.