



Land at Pilton Road

North Luffenham, Oakham, LE15 9PB

Price Reduction - Guide £575,000

Richardson

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Paddock/grazing land extending to approximately 3 acres with two field gate entrances, a small pond and spinney, surrounding a detached 4 bedroom family home. Positioned in a rural, yet highly accessible location, just about 3 miles from Rutland Water and all the facilities and activities that offers, with local pubs within 1 mile, Ivydene is a rare find. Offering spacious accommodation with gated access to wide driveway allowing for plenty of parking and a double garage, the property has been in the family for many years and offers a great opportunity for life in the countryside without being too remote. Benefitting from replacement double glazing, a recently installed gas boiler and a lift to the first floor, the accommodation comprises covered porchway, reception hall, cloakroom, lovely sitting room with dual aspect and open fire facility, sun room/conservatory running the back of the property enjoying lovely views, open plan kitchen dining/family room, utility & rear lobby. To the first floor there are 4 double bedrooms all with built in wardrobes and the family bathroom. The property is being sold with no chain but the property does have an Agricultural Tie for occupation. (See notes below)

Recess porchway

Reception hall

Sitting room

20'11" x 14'4" (6.4m x 4.37m)

Sun lounge/conservatory

27'10" x 8'7" (8.5m x 2.62m)

Utility

9'1" x 5'10" (2.77m x 1.8m)

Rear lobby

Open plan kitchen diner

Kitchen area

5.54m x 2.95m

Dining area

12'11" x 10'2" (3.96m x 3.12m)

First floor landing

Bedroom

14'0" x 9'10" (4.29m x 3.02m)





Bedroom
11'8" x 10'4" (3.58m x 3.15m)

Bedroom
12'0" x 9'8" (3.66m x 2.97m)

Bedroom
11'6" x 9'8" (3.53m x 2.97m)

Bathroom
9'6" x 6'3" (2.9m x 1.93m)

External details

The property sits relatively central in a plot of approximately 3 acres and is approached via a 5 bar gate with a tarmac driveway providing ample parking for numerous vehicles and leading to a double garage. Gardens are to all sides of the property with open aspect and views to the rear towards North Luffenham St John the Baptist Church.

Council Tax

Rutland District Council - Tax Band D

Agents Notes

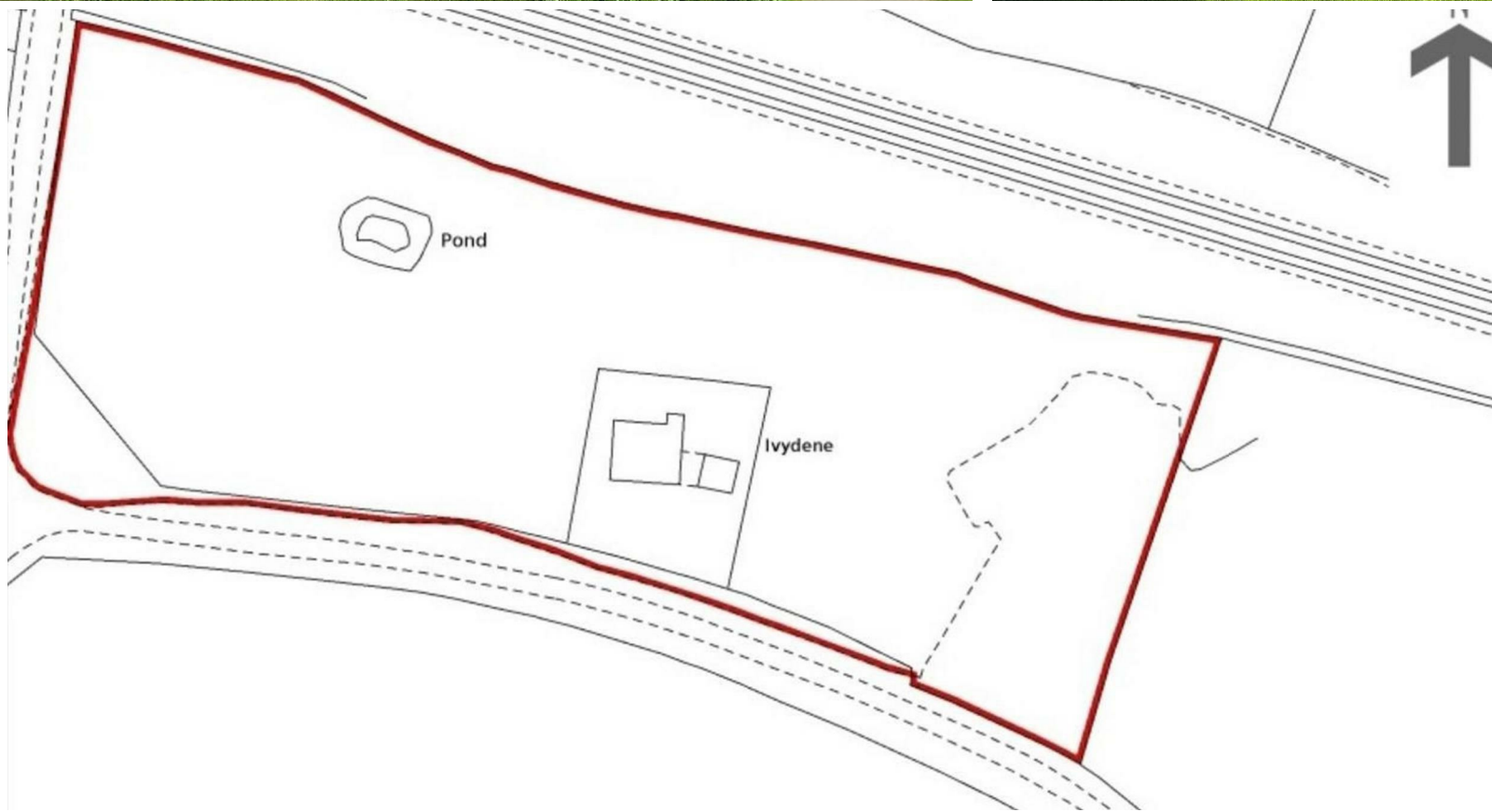
Additional land is available by separate negotiation.

Agricultural Occupancy Restriction

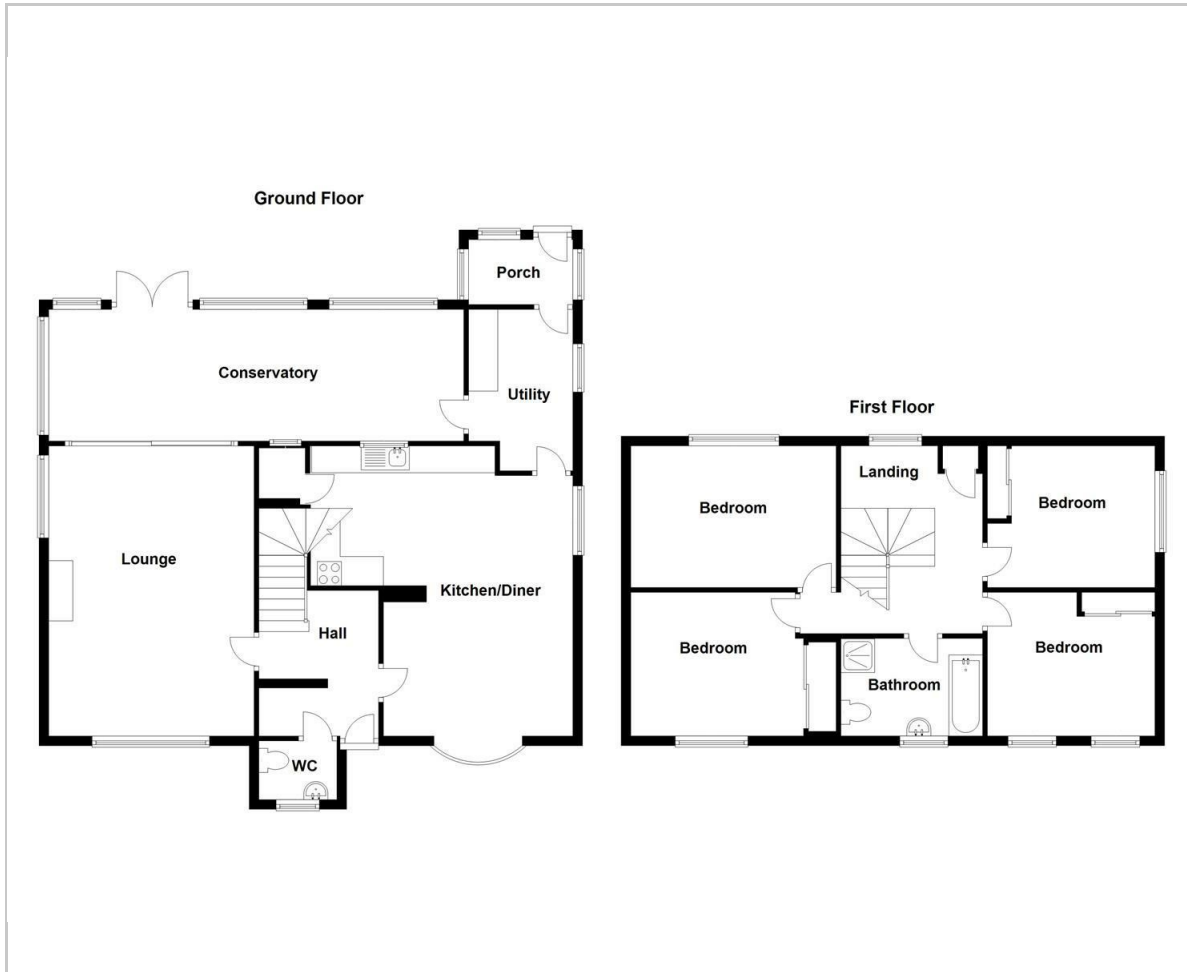
Attention to any potential buyer is drawn to the condition placed on the property when first granted Planning Permission in 1971 which states; "The occupation of the dwelling shall be limited to a person employed or last employed locally in agriculture as defined by Section 221 (1) of the Town and Country Planning Act 1962 or in forestry, or a dependant of such person residing with him (but including a widow or widower of such a person)." Further details are available from Richardson 01780 762433.

Viewing

Strictly by appointment with Richardson 01780 762433 or post@richardsonsurveyors.co.uk



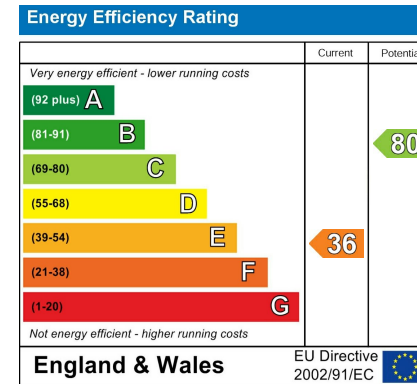
Floor Plan



Area Map



Energy Efficiency Graph



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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433