

LILAC FARM

PUDDING BAG LANE, EXTON



JAMES
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES



A HIGH QUALITY, FOUR-BEDROOM, STONE-BUILT VILLAGE HOME WITH
DECEPTIVELY SPACIOUS AND FLEXIBLE ACCOMMODATION, SPECTACULAR
GARDENS AND AN ATTACHED ANNEX.

Lilac Farm

6 Pudding Bag Lane, Exton
Oakham, Rutland LE15 8BH

Kitchen Breakfast Room • Pantry • Four
Reception Rooms • Utility / Games Room •
Four Bedrooms • Three Bathrooms, One
Ensuite • Two-Bed Annex • Extensive
Landscaped Gardens • Private Driveway • EER
- D •

ACCOMMODATION

Lilac Farm was built in 1979 with the cottage being converted from a barn in 1990 and integrated with the main house in 2002 including a complete refurbishment of both. The property's accommodation in brief comprises a formal entrance hall with stairs rising to the first floor and doors to the ground floor accommodation.

A drawing room with a stone fire place and open fire, French doors out to the garden and a beautiful curved bay window providing views over the rear garden. A dining room sits to the middle of the ground floor, again with French doors out to the garden, a door off the hallway and another door back into the kitchen.

The kitchen has a great range of floor standing and wall mounted cupboards and drawers under granite worktops. There is a Belfast style sink with mixer tap, space for a tall fridge freezer, an integrated dishwasher and space for another free-standing, a Lacanche Cluny gas/electric cooker with extractor over and a useful pantry cupboard. The kitchen then flows into the garden room that provides beautiful views over the garden and there are a set of double French doors opening out onto the patio. The ground floor accommodation is completed by a study that could be used as a ground floor bedroom as it has built-in wardrobes and an en-suite shower room.

To the first floor there is a generous sized master bedroom with lovely views, ample built-in wardrobes and an ensuite bathroom with separate shower, low flush WC, panelled bath, wash hand basin built into a vanity unit and a heated towel rail. The first floor has a further three double bedrooms, one that is currently being used as a dressing room.

Bedroom two and three sit at the rear of the property again benefitting from lovely views over the terrace and garden and both having built in wardrobes. These bedrooms are served by a family bathroom that has a pedestal wash hand basin, low flush WC and bath with shower over. Completing the first floor there are two large double cupboards on the landing providing ample storage space.

The property benefits from a separate but attached ground floor wing, that comprises a fantastic boot room, housing the utilities for the property and a downstairs WC.

The boot room itself provides the connection between the main house and the cottage/annexe. It has a large range of floor standing and wall mounted cupboards and drawers, a useful walk-in storage cupboard, space and plumbing for a washing machine and tumble dryer, a door out to the driveway or garden and there are also two gas-fired central heating boilers located in here.

The cottage/annexe comprises two bedrooms, two reception rooms and a generous sized bathroom with a low flush WC, bath with shower over and wash hand basin. It has its own, independent access from the driveway, a utilities cupboard, an open fire and double doors out to a garden area.

OUTSIDE

The property benefits from having a large gravelled driveway to the front with ample parking space, a circular box hedge to the middle creating a turning circle and mature floral and shrub borders providing colour and year-round interest.

To the rear the garden is truly spectacular with terracing sitting just off the back of the house that is accessible from the drawing room, the dining room and the garden room. The garden is predominantly laid to lawn with beautifully maintained box hedging and rose garden, an orchard with mature fruit trees and a wonderful array of specimen trees throughout. This space also gives access to two large timber outbuildings that provide ample garden and overflow storage.

Although the property sits close to the centre of this very popular village the garden is incredibly private with mature hedging and stone boundary walls. This property really is a rare visitor to the open market and one that must be viewed to be appreciated.

LOCATION

Exton is a pretty village located North of Rutland Water in between the market towns of Oakham and Stamford. The village has a well thought of public house, The Fox and Hounds and primary school. Mainline trains run North & South from Peterborough train station. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and bird watching.

DIRECTIONAL NOTE

Leave Oakham on the A606 Stamford Road and at Barnsdale Lodge Hotel take a left turn down Barnsdale Ave. Then take a right hand turning onto Oakham Road and then a left turn into the village of Exton. Come into the village and pass the Fox and Hounds public house on your right-hand side. Continue on High Street and take a left onto Top Street then your first left onto Pudding Bag Lane. Lilac Farm will be the first property you see on your left.

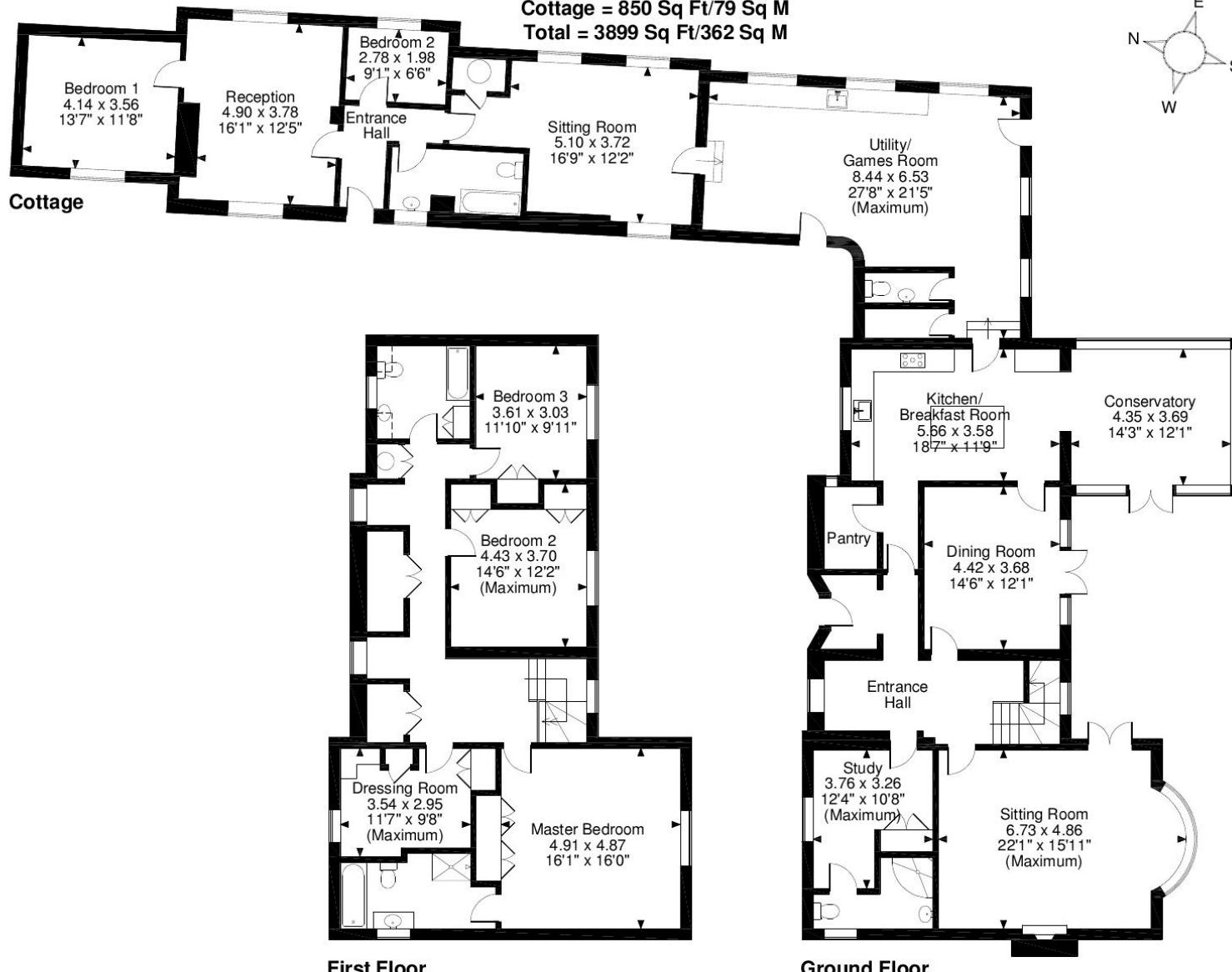
SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating.
Council Tax Band H.





Pudding Bag Lane, Oakham
Approximate Gross Internal Area
Main House = 3049 Sq Ft/283 Sq M
Cottage = 850 Sq Ft/79 Sq M
Total = 3899 Sq Ft/362 Sq M



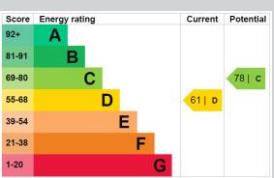


**JAMES
SELLICKS**

www.jamessellicks.com

Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamessellicks.com

Market Harborough Office
01858 410008
Leicester Office
0116 285 4554
London Office
0207 839 0888



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

SALES • LETTINGS • SURVEYS • MORTGAGES