



HOME FARM
CLIPSHAM, RUTLAND

JAMES
SELICKS



“... CHARACTER, HERITAGE AND COUNTRYSIDE VIEWS ...”

A Grade II listed stone home dating back to 1645, set within approximately one acre of gardens and grounds with open Rutland countryside beyond.

Breakfast Kitchen • Three Reception Rooms • Utility / Boot Room
• Four Well-Proportioned Bedrooms • Family Bathroom & 1 Ensuite •
Downstairs Shower Room & WC • Garage & Carport • Gated Driveway •

Ground Floor

Set behind a private gated driveway on Main Street in the sought-after village of Clipsham, Home Farm is a substantial Grade II listed stone property dating back to 1645. Steeped in character, it combines original features, generous living spaces and far-reaching countryside views with the flexibility of modern family living.

The current main entrance is positioned towards the rear of the property, opening into a hallway with the snug and downstairs shower room either side. From here, the house leads through to the large Shaker-style kitchen with a central breakfast island and an Aga sitting along the right-hand wall, creating a practical and welcoming entrance into the heart of the home.

From the kitchen, the house opens into the main hallway, where the staircase rises to the first floor and doors lead through to the principal reception rooms. The formal dining room has built-in shelving and cupboards, providing useful additional storage, while the full-depth living room sits beyond, with windows at both ends flooding the space with natural light. A large stone open fireplace provides a striking focal point.

A generous utility and boot room provides the practical space every country home needs, ideal for muddy boots, soggy dogs and warming up with a cup of tea after exploring the Rutland countryside.

There are also five additional storage rooms with external access that provide considerable flexibility household, garden and seasonal storage.



First Floor

Upstairs, the principal bedroom is a generous and private retreat, with a stone mullion window looking across the gardens and a sense of calm that comes with being at the top of the house. A dedicated walk-in wardrobe provides excellent storage, while the en-suite shower room adds privacy and convenience.

The second bedroom is a well-proportioned double, with built-in wardrobes and views across the garden. The third is a further generous double bedroom, again benefiting from the character of the period architecture and views towards the mature grounds. The fourth bedroom is the smallest of the four and is currently arranged as a home office, although it could equally work as a single bedroom or occasional guest room.

A family bathroom completes the first floor.

Outside

Outside, a private gated, sweeping driveway provides parking for up to six vehicles and leads to a garage and carport. External stairs from the carport lead to a large room above, offering a versatile space that could work as a games room, workshop or teenage retreat. Subject to the necessary planning permissions, it may also offer potential for conversion to additional accommodation.

The gardens extend to approximately one acre. Directly behind the house is a more formal garden, with a patio, generous lawn, mature trees and established shrubs. Beyond this, the garden has been rewilded, with paths winding through the grounds, mature trees, natural planting and a pond. A decked seating area overlooks the pond, creating a peaceful spot to sit and enjoy the garden and surrounding countryside. The setting is peaceful and private, with open countryside views adding to the sense of space.

With its combination of 17th-century origins, generous accommodation, extensive grounds and rural outlook, Home Farm offers a rare opportunity to own a substantial period home in the heart of the Rutland countryside.

“... GARDENS, GROUNDS AND
OPEN COUNTRYSIDE ...”



Location

Clipsham is a picturesque rural village on the Rutland–Lincolnshire border, surrounded by beautiful countryside and best known for its award-winning pub, The Olive Branch. With Stamford and Oakham both around 10 miles away, there are excellent shopping, dining and leisure options close by, while the A1 provides easy access for commuters. Grantham station is approximately 15 minutes away, offering mainline services to London King's Cross and St Pancras, making Clipsham a peaceful village setting with excellent connections further afield.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Rutland County Council – Tax Band G

Tenure

Freehold





Home Farm, Main Street Clipsham, Oakham, Rutland LE15 7SH
House Total Approx. Gross Internal Floor Area incl. Garage = 4194 ft² / 390 m²
Measurements are approximate, not to scale, for illustrative purposes only.





**JAMES
SELICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com



Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



www.jamesselicks.com

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 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.