



PENTIRE

HIGH STREET WEST, UPPINGHAM

JAMES
SELICKS



“... SIX-BEDROOM IRONSTONE HOME ...”

Pentire, originally built in the early 1900s, is a handsome six-bedroom ironstone home offering spacious accommodation across four floors. In need of modernisation throughout, it features a private rear garden and a large outbuilding, all well situated in the heart of Uppingham town centre.

Breakfast Kitchen • Three Reception Rooms • Cellar, Downstairs Cloakroom •
Six Bedrooms, One Bathroom • Private Rear Garden • Renovation Opportunity •
Town Centre Location • Period Home • Large Outbuilding • NO CHAIN

Accommodation

Enter the property through an entrance hall featuring original Minton tile flooring, which provides access to the ground floor accommodation. A spacious reception room is positioned at the front of the house, boasting a large bay window and a feature fireplace with an open fire. The second reception room sits centrally within the property, enjoying a dual aspect and flowing through to the breakfast kitchen. The kitchen is located at the rear, fitted with a range of units, space for free-standing appliances, and a door that opens out onto the patio and garden. Completing the ground floor is a downstairs cloakroom and access to the cellar via a separate door.

The bedroom and bathroom accommodation is arranged over the first and second floors and includes six double bedrooms, a family bathroom, a separate WC, and an additional reception room.

While the property requires updating and modernisation throughout, it presents an excellent opportunity for a purchaser to create a charming period family home in the heart of the historic market town of Uppingham.

Outside

Externally, the home features a small front garden with a pathway leading to the front door. To the rear lies a generously sized garden for such a central location, enclosed by walls on all sides, offering a high degree of privacy. At the far end of the garden stands an attractive ironstone barn, backing onto North Street West.



Location

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close to the A47, Uppingham is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

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

Rutland County Council – Tax Band F

Tenure

Freehold



Pentire, 48 High Street West, Uppingham, Oakham, Rutland LE15 9QD
House Total Approx. Gross Internal Floor Area incl. Outbuilding = 2950 ft² / 274 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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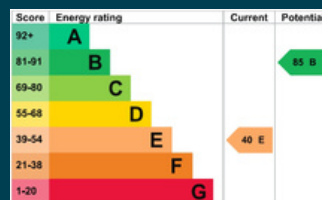
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Measurements and Other Information

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.

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