



RUTLAND FARM
SEATON ROAD, UPPINGHAM

JAMES
SELLICKS

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A UNIQUE OPPORTUNITY TO ACQUIRE A FARMHOUSE WITH AGRICULTURAL BUILDINGS SITTING ON APPROXIMATELY NINE ACRES ON THE EDGE OF THE SOUGHT-AFTER MARKET TOWN OF UPPINGHAM.



Rutland Farm

Seaton Road, Uppingham
Oakham, Rutland LE15 9HH

Dining Kitchen • One Reception Room •
Utility/Shower Room • Downstairs
Cloakroom • Three Bedrooms • Family
Bathroom • Two Agricultural Barns •
Approx. 9 Acre Plot • Edge of Town
Location • Rare Opportunity •

ACCOMMODATION

The farmhouse itself is relatively modest measuring approximately 1400 ft.². The accommodation comprises an entrance hall, a generous sized dining kitchen with large storage room, a downstairs shower room, utility room, and WC. The property also features a large sitting room with brick-built fireplace, windows to two elevations and glazed sliding doors out to the garden.

To the first floor there are three double bedrooms, all served by a family bathroom. The internal accommodation is completed by a small cellar/basement that is approximately 6' x 6'.

OUTSIDE

The property sits in an elevated position looking out over the farm buildings and provides good views over the adjoining paddock land. The property would benefit from a scale of modernisation and upgrading throughout and subject to the necessary planning consents and building regulation approval is prime for extending.

It is incredibly unusual for a property of this nature with its associated buildings and land this close to Uppingham to come to the open market. Much of the land is grassland and would be ideal for grazing and keeping livestock. The agricultural outbuildings sit to the north of the plot and provide

ample space for storage but subject to the necessary consents could lend themselves to a variety of other uses.

Rutland farm is offered to the market with the agent's strongest recommendation for an inspection to appreciate what is on offer.

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 access to Peterborough and Leicester. A regular mainline train service to London runs from nearby Corby with Peterborough and Market Harborough also providing easy access to both London and the north.

DIRECTIONAL NOTE

From Oakham take the A6003 Uppingham Road. Continue on this road through Preston and on to the roundabout at Uppingham. Take the second exit into Uppingham onto the Ayston Road. At the traffic lights go left continuing onto the mini roundabout where you will take a right onto Seaton Road. Follow this road all the way out and you will find Rutland Farm on your left-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market mains electricity and water and private drainage. Heating for the property comes from two wood burners, one with a back boiler to heat radiators and an electric immersion for hot water.

N.B.

The property is subject to an agricultural tie, and it is the responsibility of any potential purchaser to ensure they qualify.



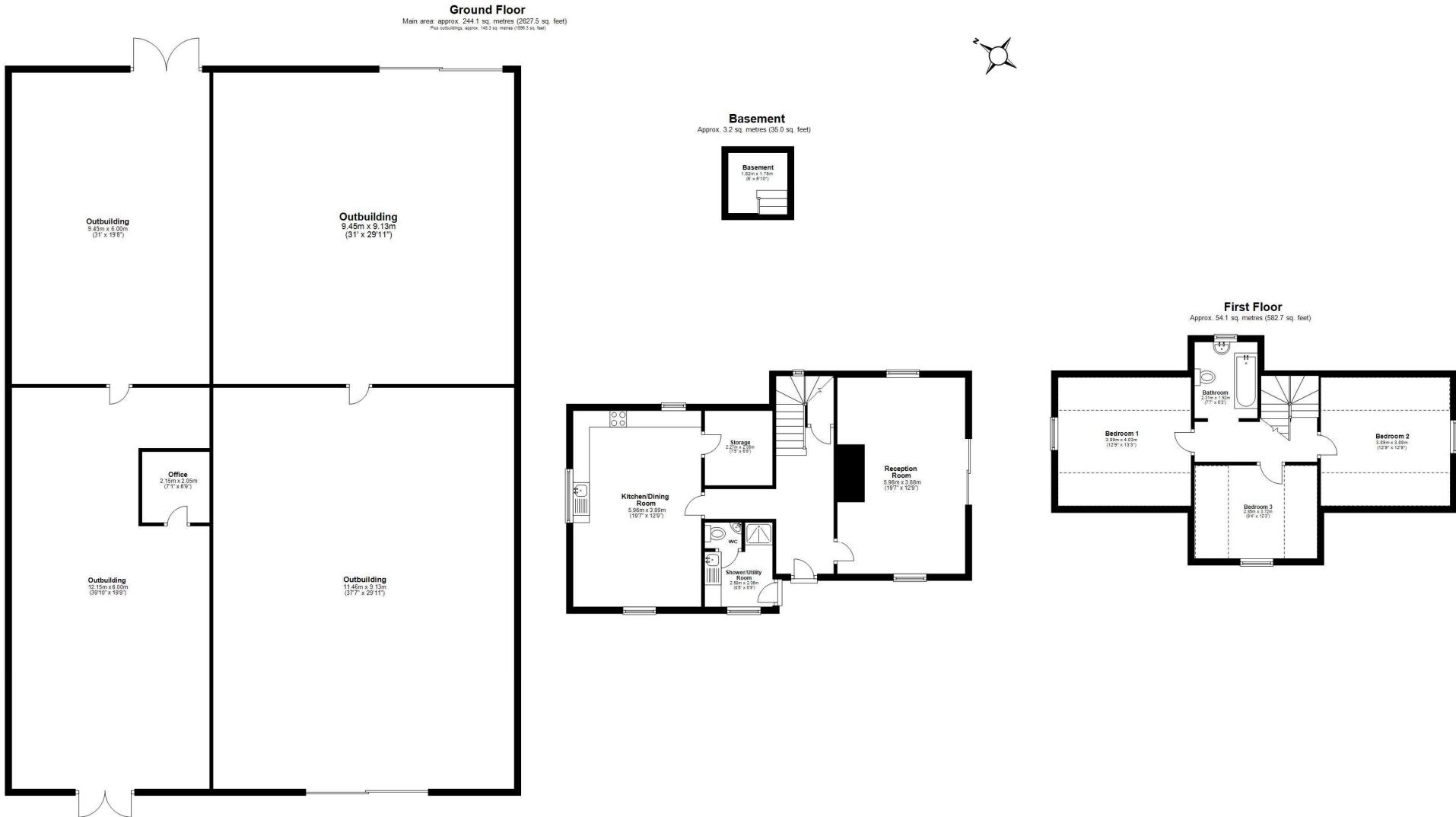


Rutland Farm, Seaton Road, Uppingham, Oakham, Rutland LE15 9HH

House Total Approx. Gross Internal Floor Area = **1378.9 ft² / 128.1 m²**

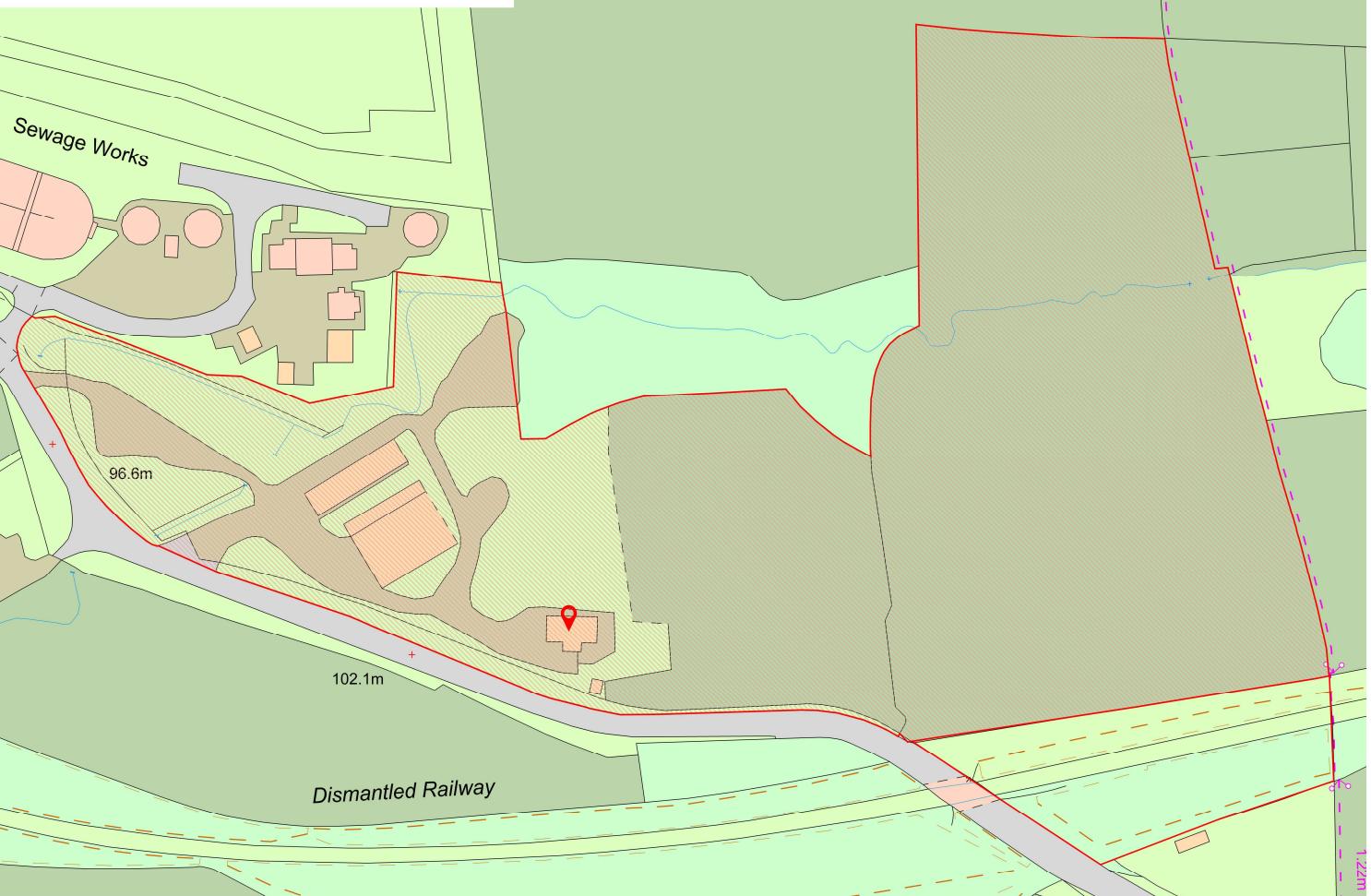
Outbuildings Total Approx. Gross Internal Floor Area = **3449.6 ft² / 320.48 m²**

Measurements are approximate, not to scale, illustrative purposes only.



9.0 acres (3.642 ha)

This is approximate and for indicative purposes only.



**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

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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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