

MERION HOUSE  
HIGH STREET, UPPINGHAM

JAMES  
SELICKS









## “... SIX-BEDROOM, DOUBLE-FRONTED PERIOD TOWNHOUSE ...”

---

**A substantial six-bedroom, double-fronted, Grade II listed period townhouse dating from the 17th century, set in the very heart of historic Uppingham and offering exceptional scope for modernisation.**

Dining Kitchen • Three Reception Rooms • Utility Room, Storage Areas • Six Double Bedrooms • Two Bath/Shower Rooms, One Separate WC • Generous Garden • On-Street Parking • Town Centre Location • NO CHAIN •

### Accommodation

The accommodation is arranged over three floors and is rich in original features throughout. To the ground floor, three well-proportioned reception rooms provide flexible living space. Two generous reception rooms are located to the front of the property, both enjoying bay windows, feature fireplaces and excellent natural light, while to the rear a cosy snug offers a further fireplace and a more intimate living space. The dining kitchen is positioned at the rear of the house and enjoys views over the garden. It is fitted with a good range of cabinets, complemented by a breakfast bar and a window overlooking the rear garden, making it a pleasant and practical family space.

To the first and second floors are six generously sized bedrooms, served by a large main bathroom, separate WC and one ensuite, offering ample accommodation for family living, guests or home working.

### Outside

Externally, the property is set back from the street behind a small front garden bounded by established privet hedging, leading to the front door. To the rear lies a truly outstanding garden for a town-centre location. Enclosed by high walls on all sides, the garden offers an excellent degree of privacy and security and is laid mainly to lawn with a patio area directly adjoining the house, ideal for outdoor dining and entertaining.

This remarkable period townhouse represents a rare and exciting opportunity to restore and enhance a historic home of real presence, perfectly situated within one of Rutland's most desirable market towns.





### Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

### Services & Council Tax

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

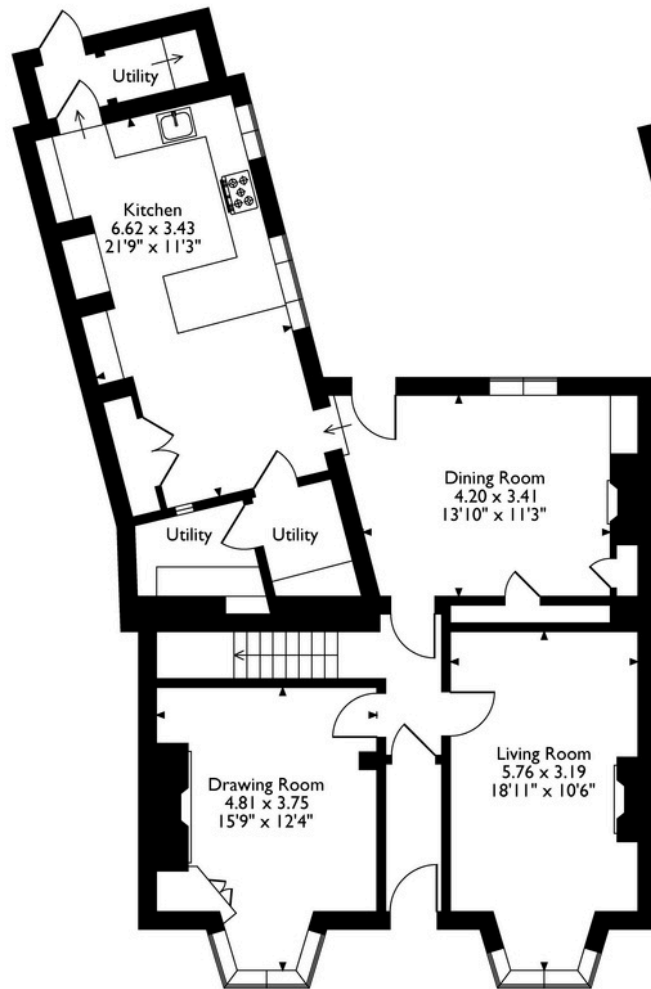
Rutland County Council – Tax Band F

### Tenure

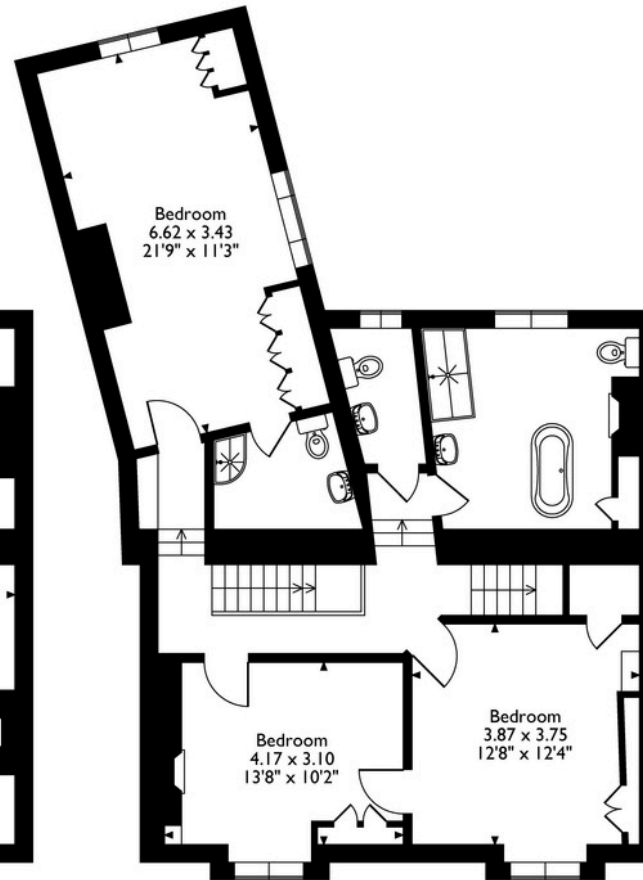
Freehold



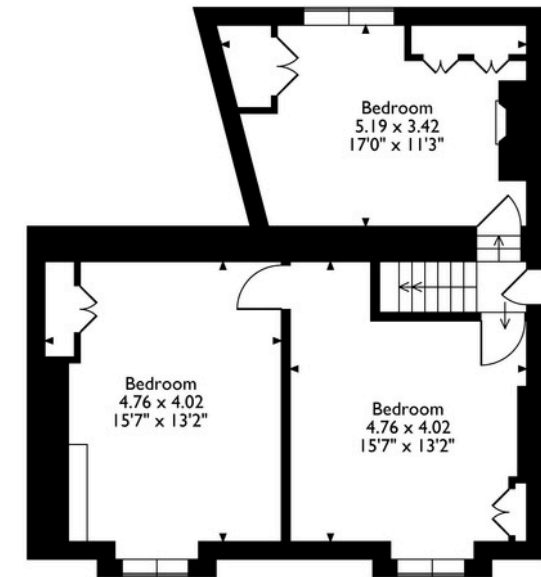
Merion House, 50 High Street, Uppingham, Oakham, Rutland LE15 9QD  
House Total Approx. Gross Internal Floor Area incl. Garage = **2659 ft<sup>2</sup> / 247 m<sup>2</sup>**  
Measurements are approximate, not to scale, for illustrative purposes only.



**Ground Floor**



**First Floor**



**Second Floor**

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.





**JAMES  
SELICKS**

#### Oakham Office

6-8 Market Place, Oakham  
Rutland LE15 6DT

01572 724 437

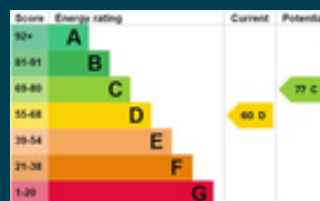
[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



#### 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.

[www.jamesselicks.com](http://www.jamesselicks.com)

