



BRIDGE HOUSE FARM
MAIN STREET, ALLEXTON

JAMES
SELICKS



“... SOUTH-FACING, FIVE-BEDROOM FARMHOUSE ...”

Bridge House Farm is a beautifully situated, south-facing five-bedroom farmhouse with a one-bedroom self-contained annexe and a range of characterful outbuildings. It sits within approximately three acres of grounds including paddock land, located in the village of Allextan.

Open Plan Living Kitchen • Three Reception Rooms • Boot Room & Utility Room • Downstairs Cloakroom • Five Bedrooms • Three Bathrooms • Approx. 3 Acre Plot, Mature Garden & Paddock • One-Bedroom Annexe, Games Room • Private Driveway • Countryside Views •

Ground Floor

This exceptional period residence, extending to over 4,000 ft² and set within beautifully landscaped grounds, offers elegant and versatile living space across the main house and a collection of charming, converted outbuildings.

A spacious entrance hall provides a wonderful introduction to the home, leading directly into the accommodation. To the left lies the expansive open-plan living kitchen, fitted with an extensive range of bespoke units, a selection of integrated appliances, and space for both a range-style cooker and an American-style fridge-freezer. A large central island with breakfast bar anchors the room, complemented by generous areas for soft seating and dining. French doors open directly to the gardens, seamlessly blending indoor and outdoor living.

An inner hallway leads to three characterful reception rooms, each with exposed beams and working fireplaces, creating warm and inviting spaces. Two of these rooms connect to the substantial boot room and adjoining utility area. The boot room itself is particularly spacious, featuring ample built-in storage and a stable door opening to the driveway and gardens. A downstairs cloakroom completes the ground floor accommodation.



First Floor

The home is served by two separate staircases, both rising to a spacious first-floor landing that connects all five bedrooms. Four of the bedrooms are generously proportioned doubles, and the floor is completed by three well-appointed bath/shower rooms.

Additional Accommodation

Beyond the main house, a range of beautifully converted traditional outbuildings offer superb additional space for living, leisure, and work. Closest to the house is the delightful two-storey one-bedroom annexe offering independent accommodation, comprising an entrance hall, kitchenette, bedroom, and shower room. Underneath the annexe is a bright office with French doors opening to the outside. Next to this is the large, vaulted games room with storerooms at either end.

Outside

Bridge House Farm enjoys an exceptional setting, with grounds that slope gently towards the Eyebrook and benefits from views over neighbouring woodland owned by a local Conservation Trust. A gravelled driveway offers ample off-road parking. The south-facing lawns are divided by mature hedging to provide privacy and lead to a summer house, paddock, and orchard. The gardens are richly planted, featuring a variety of mature shrubs and specimen trees that provide interest throughout the seasons.

The paddock, extending to approximately 2.25 acres, can be accessed directly from the garden or via Hallaton Road, making it ideal for equestrian or recreational use.

“... SET WITHIN APPROX. 3 ACRES
OF BEAUTIFULLY LANDSCAPED
GROUNDS ...”



Location

Allexton is a small, picturesque village nestled in the Eyebrook Valley, just three miles from Uppingham and six miles from Rutland Water. Surrounded by rolling farmland and parkland, the village offers peaceful rural living with easy access to local amenities and superb schooling options, both state and private. Rutland Water provides a wide range of outdoor activities including sailing, cycling, and birdwatching. With charming ironstone cottages, historic architecture, and excellent transport links via the nearby A47 and Market Harborough station, Allexton blends country tranquillity with modern convenience.

Services & Council Tax

The property is offered to the market with mains water, electricity, private drainage and oil-fired central heating.

Harborough District Council – Tax Band G

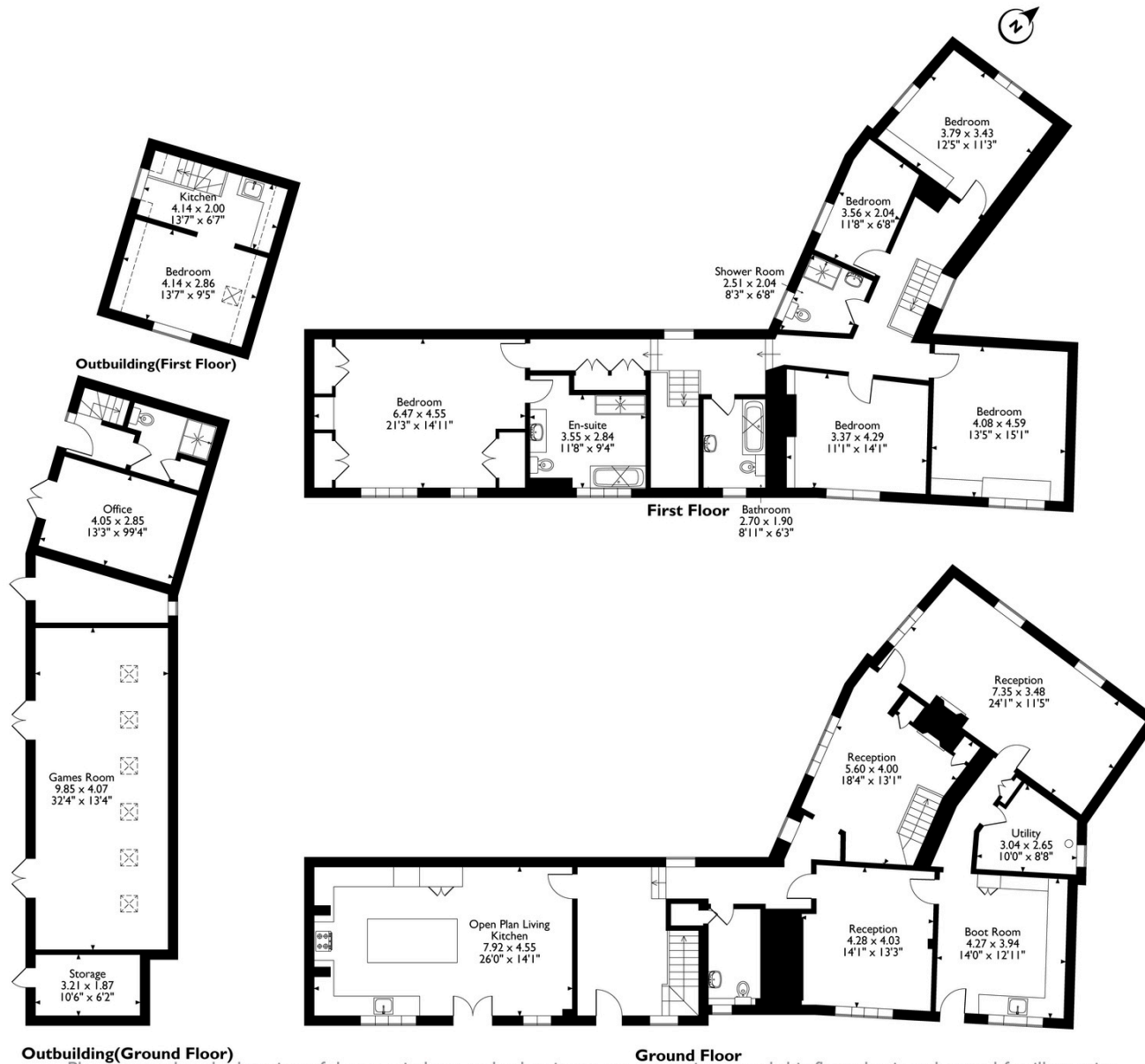
Tenure

Freehold





Bridge House Farm, Main Street, Allexton, Oakham, Rutland LE15 9AB
 House Total Approx. Gross Internal Floor Area incl. Outbuildings = 4295 ft² / 402 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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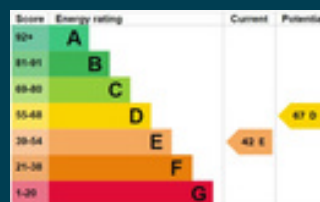
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Measurements and Other Information

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.