



THE ENGINE HOUSE

Cour D'honneur

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Burley, Rutland, LE15 7FH

Nestled in the heart of a prestigious Cour D'honneur, The Engine House is a unique home offering a truly exceptional lifestyle. Set against a backdrop of 67 acres of parkland, stunning views, and a tranquil, south west facing walled garden, this wonderful property promises both peace and privacy.

With meticulous attention to detail, the property provides beautifully presented, flexible living spaces that caters for modern day living, with the potential for annexed accommodation if desired.





Step Inside

Stepping into the inviting hallway complete with its original flagstone flooring, discrete cabinetry beneath the staircase offers plentiful storage for coats and shoes. The flagstone flooring continues into a fabulous, open-plan kitchen, dining, and living area, showcasing charming cut ashlar stone walls, exposed original roof timbers, and a wood-burning stove, creating a warm and inviting atmosphere.

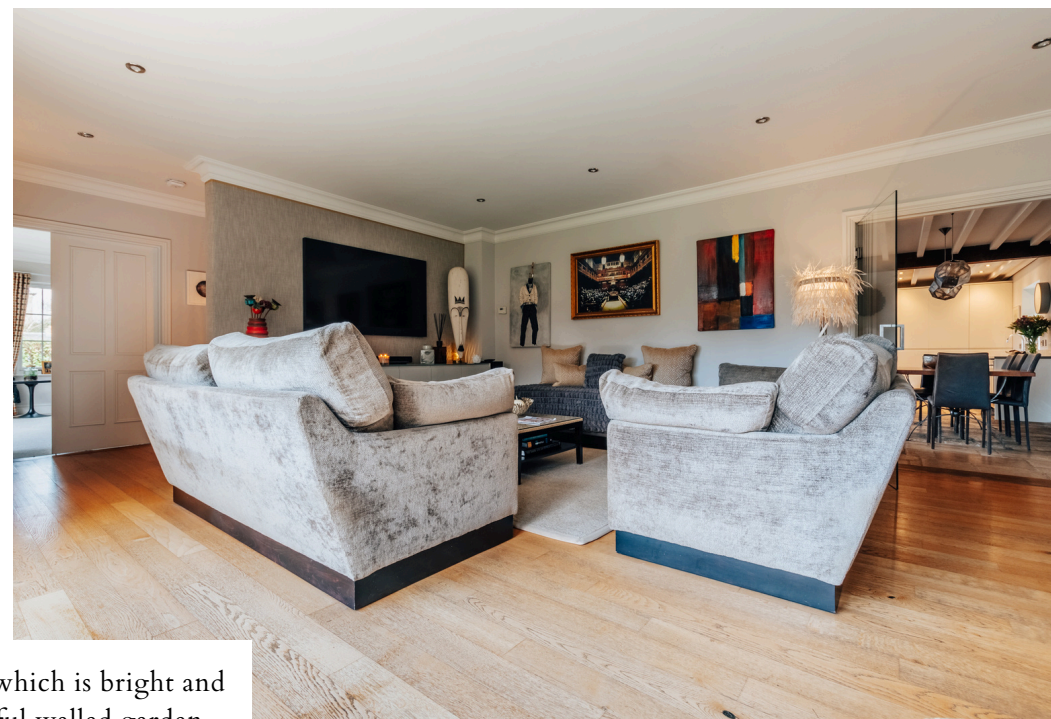
The sleek, contemporary kitchen is well-equipped with a range of wall and floor-mounted cabinets, quartz work surfaces, and quality Neff integrated appliances, offering both functionality and style.

Moving beyond the kitchen, the generous living and dining space offers the perfect place for every day life.









From here, full height glazed doors invite you into the sitting room which is bright and airy, featuring hardwood bi-fold doors that open out onto the beautiful walled garden, with views over the estate's church, a truly and enviable outlook.







Passing through the sitting room, you'll find a convenient guest cloakroom, and beyond, double doors open to the third reception room, currently used as a games room, but offering great versatility. This fabulous room also offers bi-fold doors that open to the rear garden, enhancing the flow of the entire space.





Back in the hallway, and moving beyond the staircase we find the fourth reception room, alongside a well-equipped laundry room, a spacious bedroom, and a study/5th bedroom. A stylish shower room completes this area, which is currently incorporated into the main house but could easily be converted into an independent annexe if required.





Ascending the staircase, to the left we reach a perfect principal bedroom retreat. The triple aspect bedroom has a dressing area which offers an extensive range of in built wardrobes and storage. The light and views are a sight to behold and afford a calm relaxing space in which to truly unwind. The beautiful features continue throughout with ashlar stone walls, vaulted ceilings and exposed timbers.

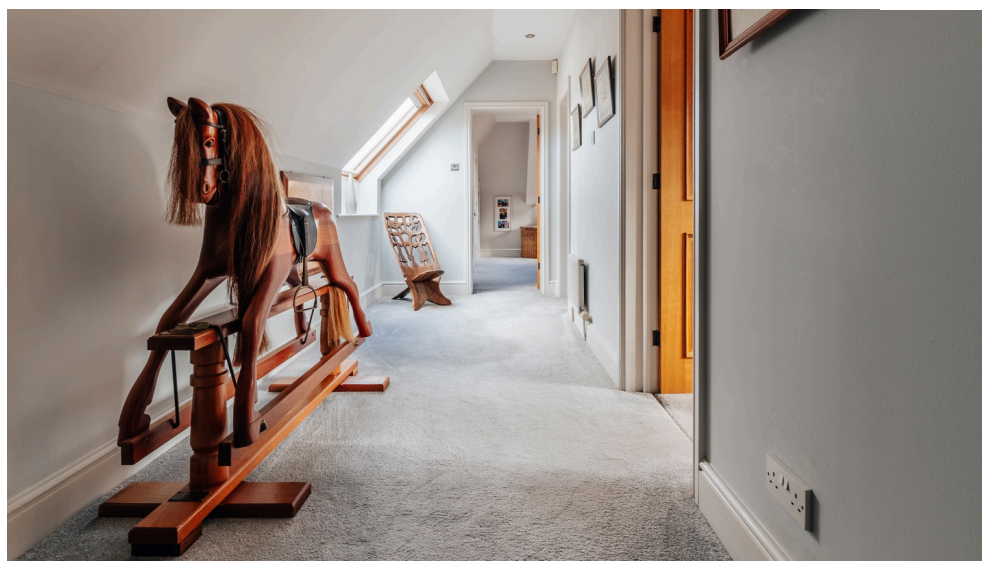
The tranquil en suite bathroom has a freestanding bathtub, twin vanity wash basins, a loo and a large shower enclosure.







Across the hallway, two further delightful bedrooms are complemented by a generous family bathroom, all providing a high standard of comfort and style.







Grounds

Outside, the property is approached via a private shingle parking area, offering ample space for numerous vehicles, alongside an en-bloc double garage.

The beautiful private south west facing walled gardens are an absolute highlight and benefit from sun throughout the day. A large stone terrace gives way to a large lawn area bordered by mature shrubs and hedging. There are several seating areas, along with raised vegetable beds and a further sunken lawn garden.

A separate decked area around the side of the home also provides a wonderful space to enjoy morning coffee or a good book and a glass of wine.

This truly magical home offers the very best of contemporary living in a wonderful setting.





Location

Set atop Rutland's highest point, Burley on the Hill is an elegant former country estate, now comprising 35 exclusive properties nestled within 67 acres of meticulously maintained parkland, woodland, and communal gardens. At its heart is the award-winning conversion of the Burley on the Hill Mansion House, offering a perfect blend of heritage and modern living.

Just two miles east of Oakham, the county town of Rutland, this distinguished location benefits from a vibrant selection of shops and services. Oakham also offers convenient transport links, including hourly train services between Birmingham New Street and Stansted Airport, connecting you to both Peterborough and Cambridge. Trains to London Kings Cross take approximately 45 minutes from the nearby Cathedral City of Peterborough.

Within a 10-mile radius, the charming market towns of Oakham, Uppingham, and Stamford, renowned for their prestigious schools, provide a rich tapestry of local culture and amenities. Rutland Water, located within a few minutes drive, offers an array of recreational pursuits, including sailing, fishing, and scenic walking and cycling trails.

Burley on the Hill presents an unparalleled opportunity to enjoy a refined lifestyle in one of the most sought-after areas of Rutland.



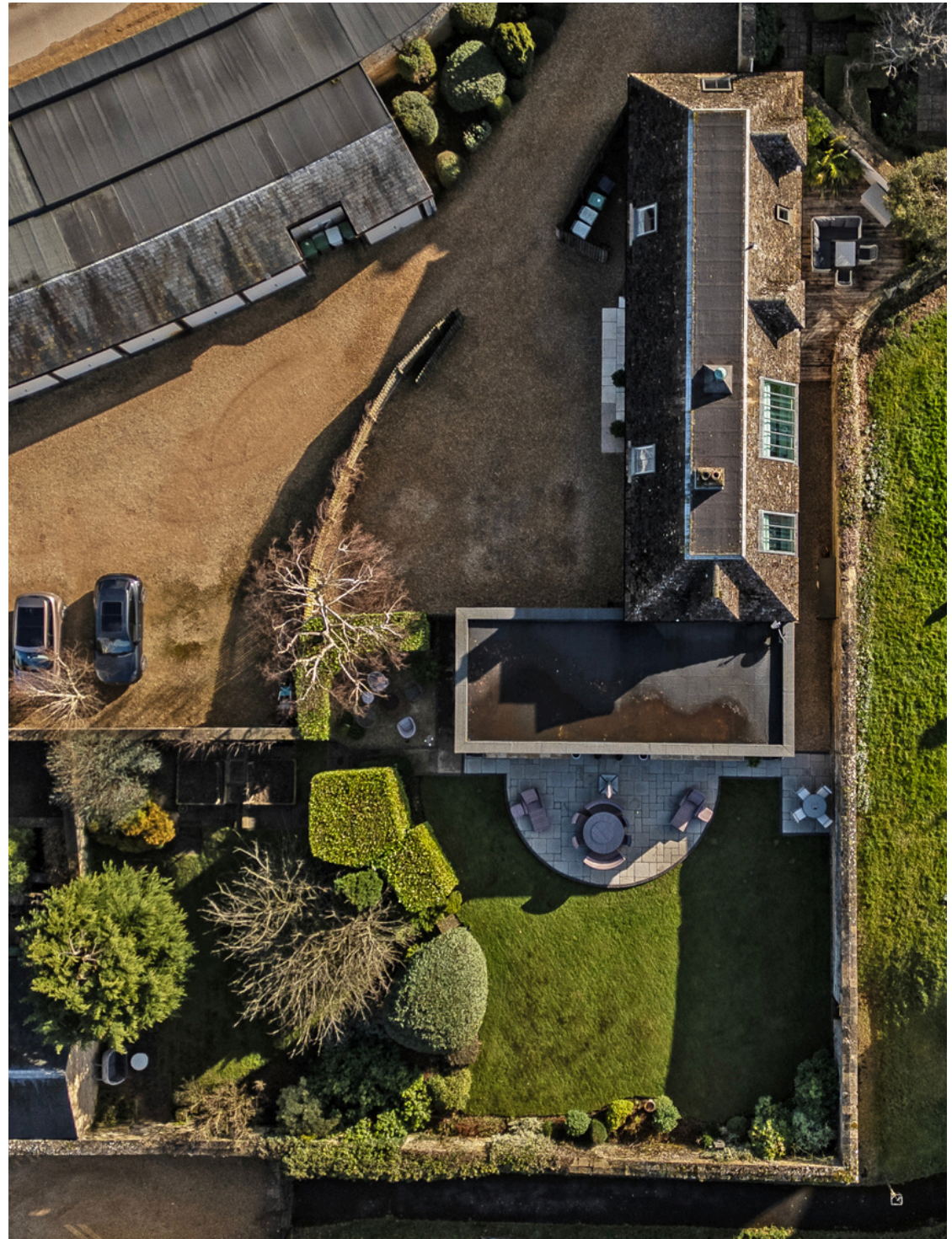
History

The Domesday Book of 1086 mentions this splendid hilltop site, then held by Ulf, and a house has stood here for many centuries. The former house hosted numerous notable historical figures, including both King James I and King Charles I, before it played its part in the English Civil War having been used as a garrison for Cromwell's Roundhead troops before being set alight for fear it would be captured by Royalists in 1664.

The remains of the old house were demolished in 1695, when the present house was commissioned by the property's new owner, Daniel Finch, 2nd Earl of Nottingham and 7th Earl of Winchilsea. The style was fashionably Palladian with some ceilings attributed to Sir Christopher Wren.

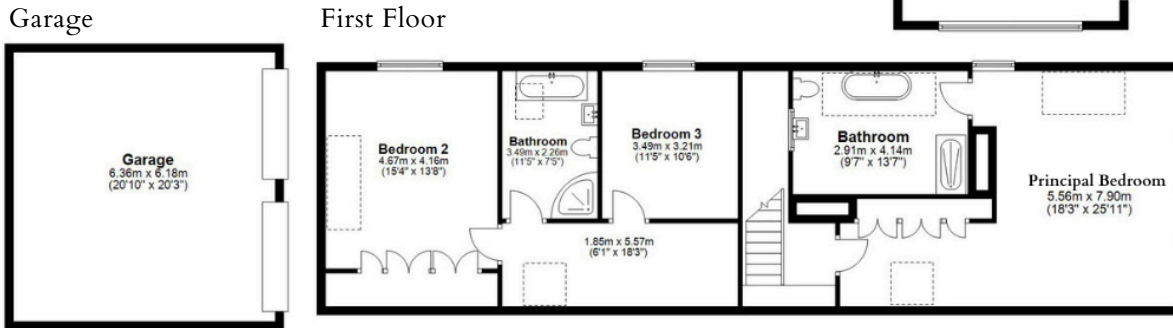
The property's grandeur meant that construction took almost 30 years, costing over triple the initial estimated budget. Great influences continued to shape the property's design with the great Flemish master, Gerrard Lanscroun employed to decorate The Great Stair and Ball Room, whilst Humphrey Repton relandscaped the grounds in the style of Capability Brown in about 1794.

After retaining the property within the family for almost 300 years, apart from a few years in the late 1980's where it was briefly sold before being returned to Finch's descendants, the family with the assistance of renowned architect Kit Martin, undertook a very sympathetic vertical division of the mansion house to create six freehold houses.





Ground Floor



(not shown in actual location)

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Finer Details

Approximate Gross Internal Area: 316.8 sq metres / 3409.9 sq ft

Garage: 39.30 sq metres / 423 sq ft

Total: 356.1 sq metres / 3833.08 sq ft

Local Authority: Rutland County Council

Council Tax Band: G | Currently £4,138.45

Estate Charge: £5351.80 PA

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 76 | C

EPC Rating Potential: 80 | C

Services: Mains water, drainage, and electric are understood to be connected. The property as gas fired central heating. None of the services nor appliances have been checked by the agent.

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



Digby & Finch

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