



## Lambley Lodge

Belton In Rutland, Oakham, LE15 9JY

**Price Guide £1,100,000**

Richardson

## Lambley Lodge

Belton In Rutland, Oakham, LE15 9JY

Positioned in open undulating countryside is this substantial, period home which has a stunning rural location with extensive gardens and paddock land extending to approximately 5.5 acres in all with a range of outbuildings including triple garaging. The property is located approximately 1 km (0.6 mile) to the north of Belton, accessed via a single track road leading onto a private tarmac driveway that has recently been resurfaced. The original period home is built of ironstone under a slate roof, this was subsequently enlarged some 50 years ago, with a 2 storey brick extension to the rear and a further single storey wrap around extension to the side. The property retains character and period features including beams, open dressed stone walls and fireplaces. Although some modernisation is required, the property has recently undergone the refitting of a wet room and shower room, replacement double glazing, the installation of a new septic tank/treatment plant and replacement LPG gas boilers and tanks, and replaced radiators. The accommodation comprises, reception porch, impressive reception hall with inglenook fireplace, family room with open fire, inner hallway, wet room, boot/boiler room, Kitchen breakfast room with access to cellar, dining room, further L shaped sitting room and snug/study. To the first floor there are 4 bedrooms, eave storage access, 2 bathrooms and a wet room. To the second floor there are 2 further bedrooms and access to loft space. The property is approached by a private driveway of approximately 250 metres passing through rendered walling with electric provision to install gates. Courtyard area with a detached barn/former stabling to the left and the triple garage with an attached barn to the right. The grounds extend to approximately 5.5 acres in all with the gardens gently sloping down to the paddock land, giving lovely views over open countryside.





Porch

Reception hall  
19'3" x 15'7" (5.88m x 4.75m)

Family room  
15'7" x 15'1" (4.75m x 4.62m)

Inner hallway

Wet room

Boot/bolier room  
7'9" x 6'7" (2.37m x 2.02m)

Kitchen breakfast  
21'6" x 13'2" (6.56m x 4.03m)

Dining room  
15'7" x 12'1" (4.75m x 3.69m)

Sitting room  
27'9" max x 26'11" max (8.46m max x 8.21m max)

Snug/study  
12'8" x 12'8" (3.88m x 3.87m)

First floor landing

Bedroom  
17'2" x 15'7" (5.25m x 4.75m)

Bedroom  
22'5" x 13'10" (6.85m x 4.23m)

Bedroom  
15'7" x 15'1" (4.75m x 4.62m)

Bedroom  
15'7" x 12'4" (4.75m x 3.78m)

Shower room  
9'10" x 7'10" (3m x 2.4m)

Bathroom  
10'2" x 8'2" (3.1m x 2.5m)

Bathroom  
10'2" x 8'0" (3.1m x 2.44m)



**Second floor**  
With angled ceilings

**Bedroom**  
12'4" x 10'5" (3.78m x 3.19m )

**Bedroom**  
16'5" x 10'5" (5.01m x 3.19m )

**Stable/barn**  
19'6" x 11'5" (5.95m x 3.5m )

**Double garage**  
19'10" x 15'2" (6.07m x 4.63m)

**Single garage**  
15'2" x 10'10" (4.63m x 3.32m)

**Adjoining barn**  
25'0" x 15'2" (7.63m x 4.63m )

**Gardens and grounds**

Courtyard area with the garaging and outbuildings. The gardens to the front, side and rear are laid to lawn and there is also a former tennis court. The gardens slope gently down to the paddock land with mature hedging and trees. In all extending to approximately 5.5 acres.

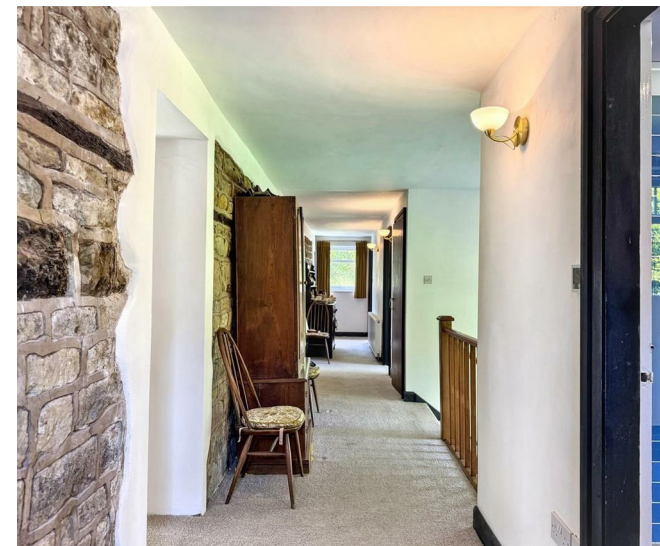
**Council Tax**  
Rutland District Council Tax band H

**Services**  
Mains Electric and water. Sewerage is to a modern compact sewage treatment plant. Heating is by modern twin LPG gas boilers.

**Communications**  
According to Ofcom mobile coverage is available by: O2, EE, Vodafone and Three  
Broadband coverage is Standard according to Ofcom

**What3Words**  
The location of the property can be found by using the What3Words App using: backwood.hometown.jammy

**Viewing**  
Only by appointment with Richardson 01780 762433 post@richardsonsurveyors.co.uk



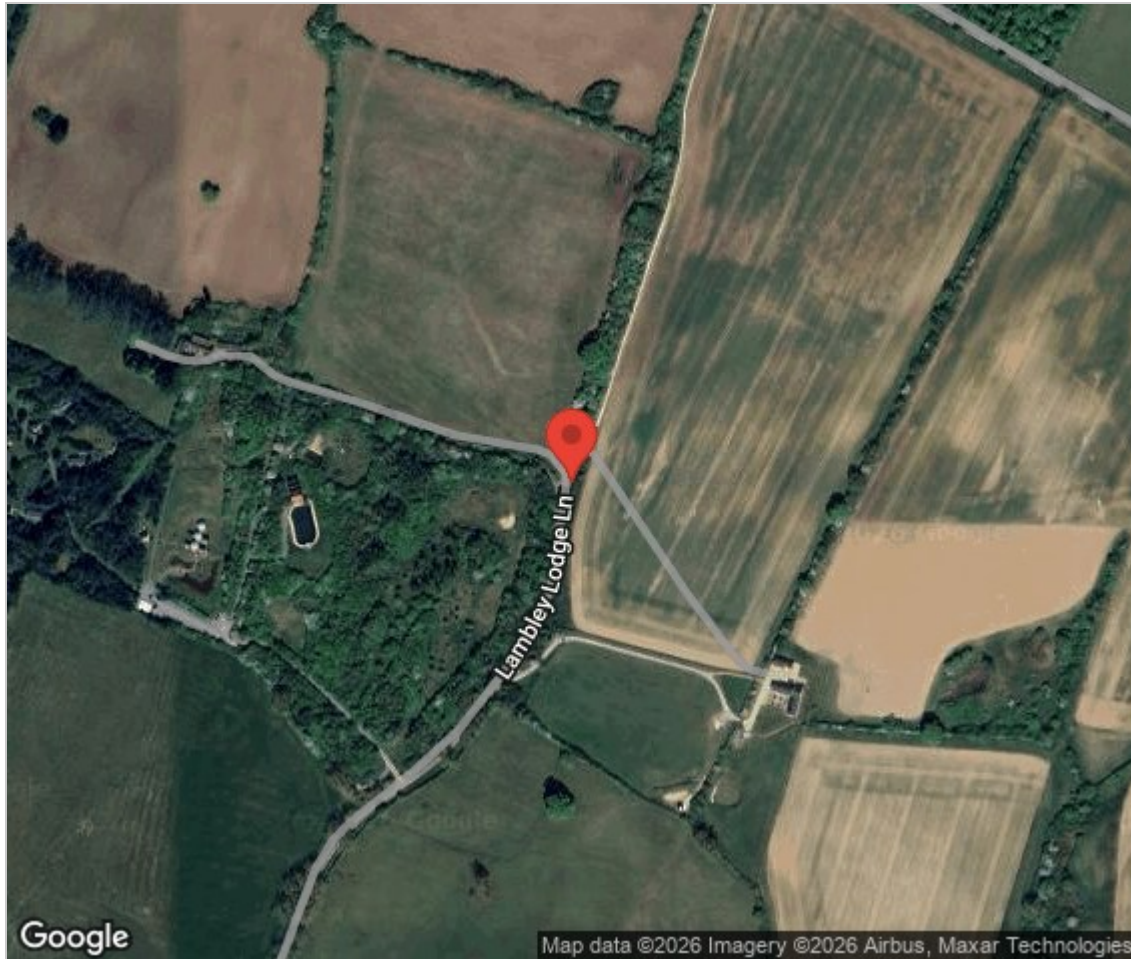




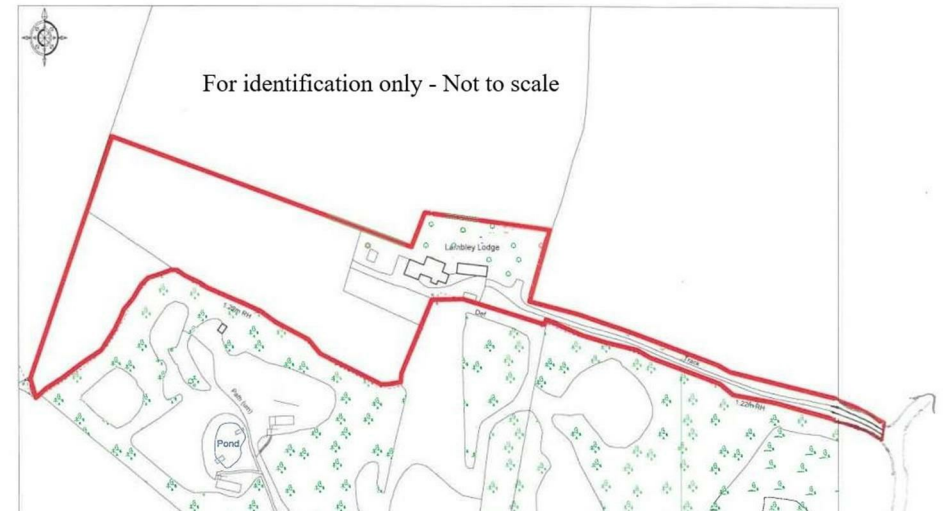


TOTAL FLOOR AREA : 5326 sq.ft. (494.8 sq.m.) approx.

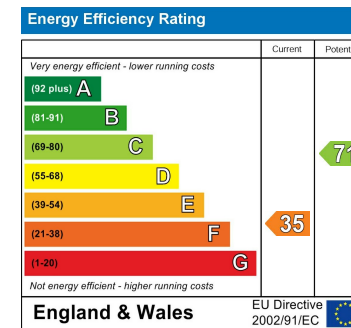
## Area Map



## Site Plan



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**