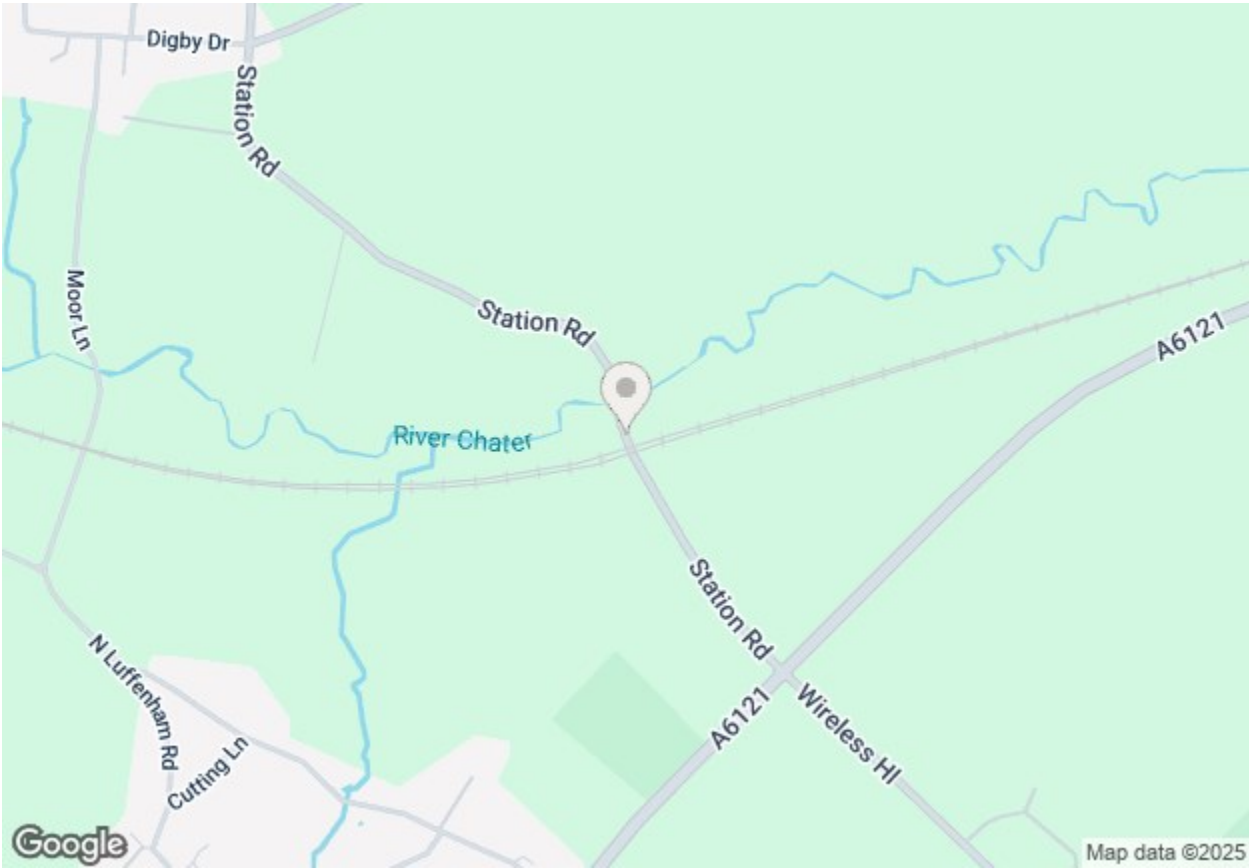




The Rutland House Station Road, South Luffenham, LE15 8NG

Grade II Listed Three-Bedroom Millhouse – Beautifully Renovated Family Home with River Views in Rutland Countryside

Renovated and modernised to an exceptionally high standard, this outstanding Grade II Listed Millhouse is positioned amidst Rutland’s stunning countryside and offers an exquisite blend of period character and contemporary living. Having undergone extensive renovation, the property now showcases a thoughtfully designed kitchen and living space, elegant bathrooms, and generous reception areas, creating a wonderful family home.

The ground floor accommodation includes two reception rooms to the front, a study area, and a striking open-plan kitchen/living room with bifold doors opening onto the rear garden. A dining room, utility, and cloakroom complete the ground floor layout.

On the first floor are two double bedrooms served by a spacious family bathroom, while the top floor hosts a superb principal bedroom suite with en-suite shower room and a substantial dressing room fitted with ample wardrobes.

Externally, the property benefits from a gravelled parking area with allocated spaces, and to the rear, a fenced garden enjoys picturesque views towards the River Chater, providing a tranquil countryside outlook.

A fine example of a Grade II Listed Millhouse conversion, combining period elegance with modern refinement in one of Rutland’s most scenic rural settings.

Guide Price £850,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stunning character home
 - Three/Four Bedrooms
 - Stylish Open Plan Kitchen/Living Area
 - Allocated Parking Spaces
 - Grade II Listed
- Renovated to an Exceptional Standard
 - Four/Five Reception Areas
 - Open Countryside Views
 - NO CHAIN



ACCOMMODATION:

- Entrance Hall**
3.10m x 3.10m (10'2 x 10'2)

Sitting Room
4.50m x 3.58m (14'9 x 11'9)

Living Room
6.27m x 4.39m (20'7 x 14'5)

Study
4.09m x 4.11m (max) (13'5 x 13'6 (max))

Garden Room
4.88m x 2.74m (16'0 x 9'0)

Kitchen/Living Room
10.92m x 4.32m (35'10 x 14'2)

Inner Hallway

Utility/WC
2.46m x 2.36m (8'1 x 7'9)
- First Floor Landing**

Bedroom Two
6.30m x 4.78m (20'8 x 15'8)

Bedroom Three
4.55m x 3.40m (14'11 x 11'2)

Bathroom
4.45m x 2.92m (14'7 x 9'7)

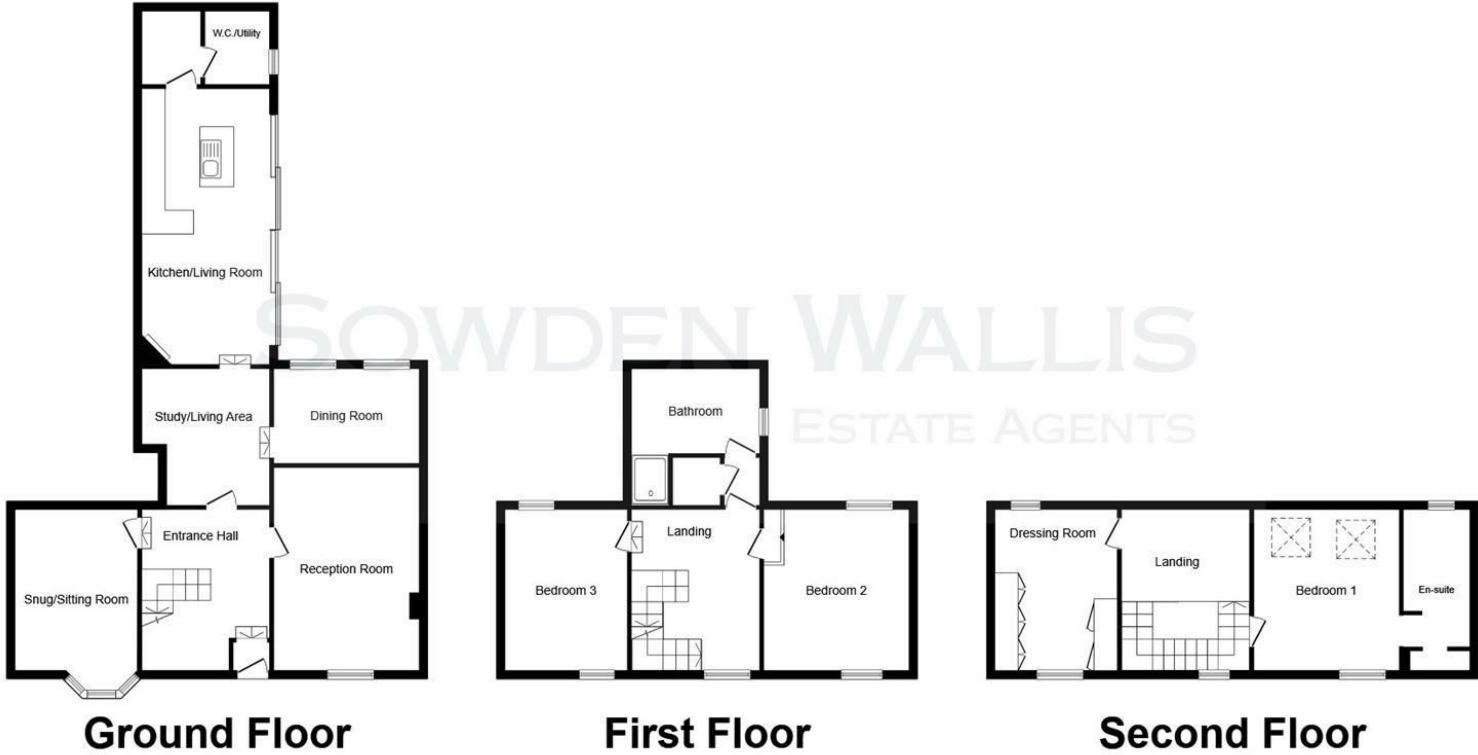
Second Floor Landing

Principal Bedroom
4.85m x 4.55m (15'11 x 14'11)

En Suite
3.51m x 2.21m (11'6 x 7'3)

Dressing Room
3.84m x 3.63m (12'7 x 11'11)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox