



1 Queen Street | Uppingham | Rutland | LE15

KEY FEATURES

- A Grade II Listed, Terraced Townhouse Situated in the Heart of Uppingham
- Conveniently Located Within Walking Distance of Local Amenities and Facilities
- Recently Refurbished, Retaining Many Original Features
- Reception / Dining Room, Sitting Room, Kitchen and Downstairs Cloakroom
- Two First Floor Bedrooms, a Family Bathroom and a Laundry Room
- Second Floor Principal Bedroom with En Suite Shower Room
- A Good Size Basement, Ideal for a Workshop or Storage
- Enclosed, Private Courtyard Patio Terrace Off the Kitchen
- On-Road Parking by Resident Parking Permit
- Total Accommodation Excluding Cellar Extends to 1307 Sq.Ft.





In the heart of the thriving market town of Uppingham, within its conservation area, this delightful fully refurbished terraced period property dates to the 1700s and is grade II listed. Set over three floors with a good sized useable cellar below, there are three double bedrooms, one en-suite, a generous family bathroom, two reception rooms, a kitchen and a downstairs cloakroom. The kitchen leads to an enclosed courtyard garden. Sympathetically renovated over the last decade, this beautifully presented townhouse benefits from the best of both the old, and the new.

The honey-hued ironstone facade is sheer delight with exquisite historical features, this appeal continues on the inside with everything presented in superb order. The property has been respectfully fully restored in line with local conservation policy. Stone transom and mullions, metal casement windows with leaded glass have been reinstated to original specification, hand-built by artisans who work at such properties as Burley House in Stamford. The Collyweston slate roof is fully restored. Reception room fireplaces are fully working with wood-burners fitted. A

new combi boiler by Viessmann and central heating system were installed in 2014, electrics and gas supply were also upgraded in the same year. The interior provides a wealth of charm and original Georgian features throughout, including exposed oak beams, doors and fittings, cupboards, wainscot paneling etc. One bedroom features an early Georgian grate flanked by pretty Delf tiles. Original oak timbers and framing are featured on the landings. The principal bedroom enjoys a vaulted ceiling with A-frame oak beaming, a dormer window and upgraded en-suite shower room. Two of the bedrooms are exceptionally large, and most of the rooms have extraordinarily high ceilings which enhance the experience of the property, its historic character and feeling of space.

The kitchen, at the rear of the property, features an oak beamed ceiling. Shaker style storage units, solid oak worktops, a Belfast sink, Zanussi oven with gas hob combine to create a practical working environment. A glass paneled door leads onto the rear enclosed courtyard garden, where there is space for a barbeque, table and chairs for alfresco meals.





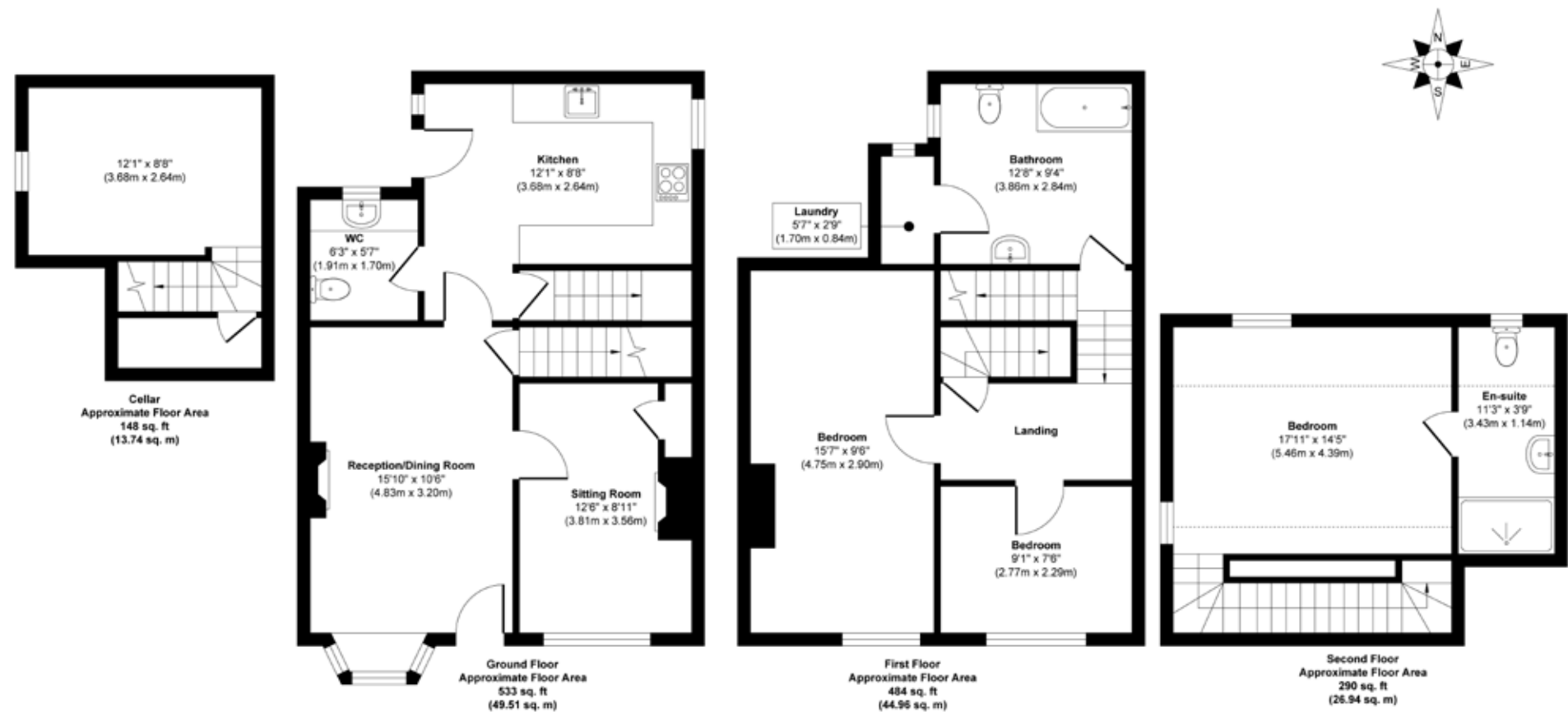
The brightly lit, heated cellar features a flagstone floor and is naturally lit via a light-well window from the courtyard. A workshop table, storage shelving and wine rack are fitted, providing a useful workshop area and additional storage space.

The lively town of Uppingham has been a functioning market town since the 14th century. It has the only fatstock show in the country still to be held in temporary penning in a traditional market town. Art and culture is also very important to Uppingham, with its own theatre and no less than six art galleries including the well-known Goldmark Art Gallery. There are numerous shops, restaurants and cafes as well as clubs, classes and sports facilities. “The house is great for town living, 10 minutes to Rutland Water and

instant walking access to all the shops” enthuses the owner. The amenities of Uppingham School are also available for use by local residents.

Lying off the A47 between Leicester and Peterborough, Uppingham is six miles south of Rutland’s county town, Oakham, and even closer to Rutland Water with its many outdoor pursuits. Road and rail links are excellent with Corby train station and its fast direct services to London, around a 20 minute drive. The A1 is a similar distance. Peterborough is a 35 minute drive and also has direct trains to London, taking around 45 minutes. Commutes to other cities to the North and West are also perfectly feasible.





Approx. Gross Internal Floor Area 1307 sq. ft / 121.41 sq. m (Excluding Cellar)
Approx. Gross Internal Floor Area 1455 sq. ft / 135.15 sq. m (Including Cellar)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents notes:
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LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage, Gas
Central Heating

Council Tax Band: C

TENURE: Freehold

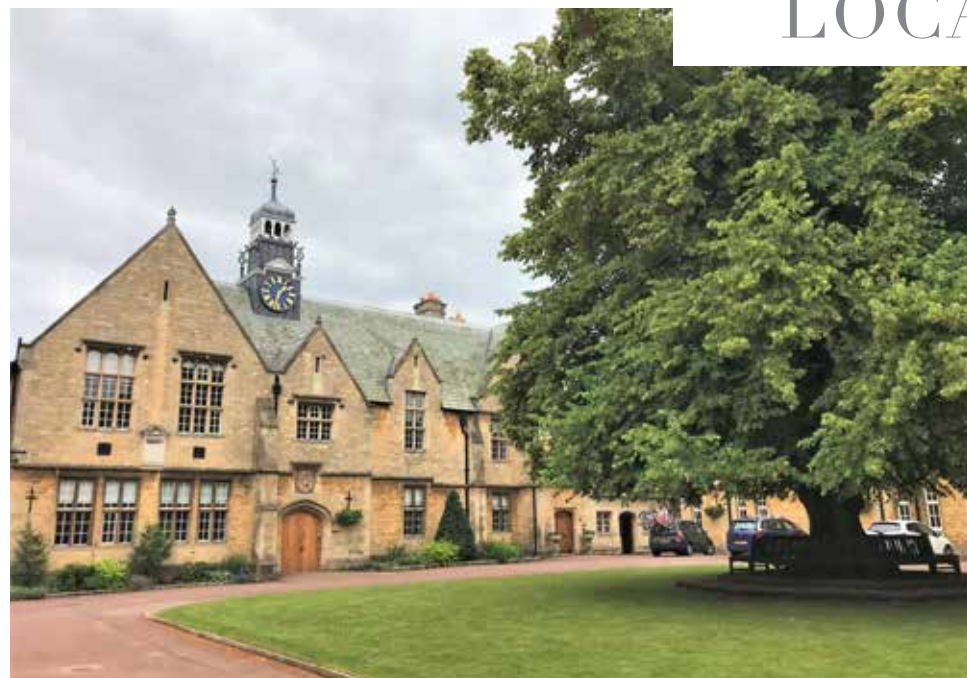
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

The property is a Listed Building and therefore does not require an Energy Performance Certificate

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LOCATION

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THE FINE & COUNTRY
FOUNDATION

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