



## Orchard View, The Street, South Luffenham, Oakham, LE15 8NX

Stunning Character Home – Former Public House Conversion, High-Quality Finish, Village Centre Location

A rare opportunity to acquire this beautifully converted former public house, now transformed into a stunning and exceptionally spacious three-bedroom family home. Blending character features with contemporary styling, the property offers generous and flexible living accommodation and is finished to a high standard throughout.

At the heart of the home is a spectacular open-plan living kitchen area providing an impressive space for entertaining and family life. The layout also includes an Orangery, offering additional living space, a utility room and cloakroom/wc.

The first floor provides three bedrooms, including a superb master bedroom suite featuring a dressing area and en-suite. The remaining bedrooms are well proportioned and served by a modern family bathroom.

Outside, the property benefits from parking for 3–4 cars, a notable advantage for such a central village location, and a spacious enclosed rear garden with patio area.

Situated in the heart of the village, this unique home offers convenience to local amenities while retaining its sense of privacy and character. An exceptional and distinctive residence that must be viewed to be fully appreciated.

NO CHAIN

**Asking Price £650,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 former public house conversion
- Superb kitchen / breakfast room
- Orangery
- Private and spacious rear garden
- EPC Rating - D Council Tax - TBC

- Three bedrooms - including Master bedroom suite with dressing area and en-suite
- Spacious living/family room with feature fireplace.
- High quality bathrooms and en-suite
- Parking for several cars
- No upward chain



### ACCOMMODATION:

#### Entrance Hall

**Kitchen / Breakfast Room**  
4.65m x 3.84m (15'3 x 12'7)

**Living/Family Room**  
7.80m x 4.06m (25'7 x 13'4)

**Orangery**  
5.33m x 3.40m (17'6 x 11'2)

**Utility Room**  
4.14m max x 3.40m max (13'7 max x 11'2 max )

#### Cloakroom/WC

#### First Floor Landing

**Master Bedroom Suite**  
6.93m max x 4.67m max (22'9 max x 15'4 max )

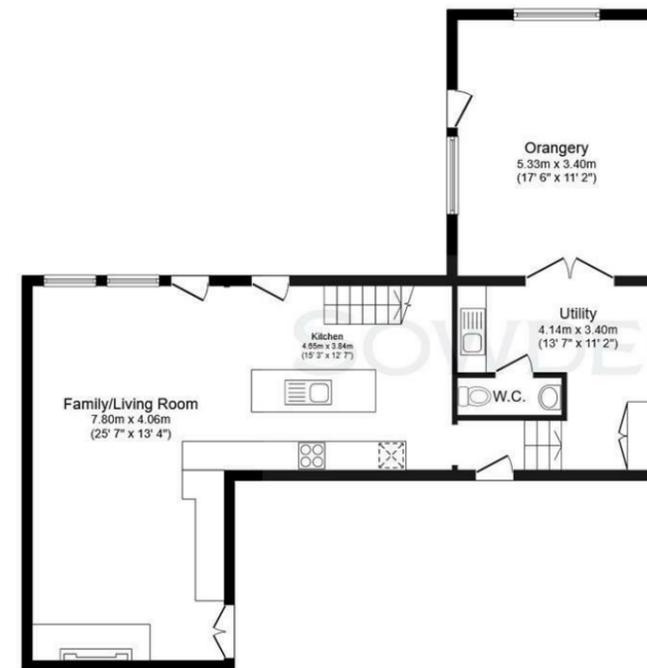
#### En-suite Shower Room

**Bedroom Two**  
4.45m x 3.51m (14'7 x 11'6 )

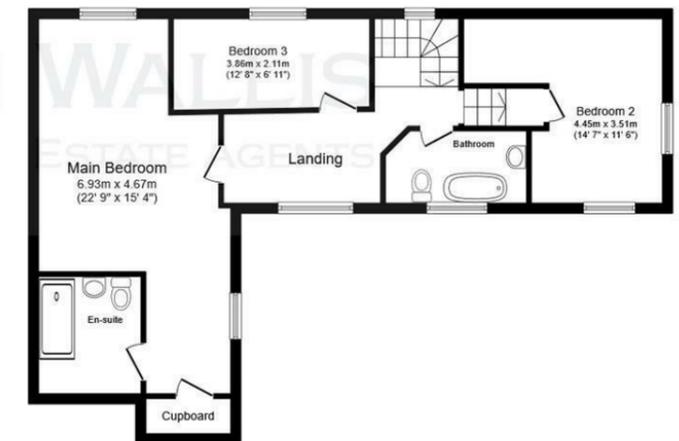
**Bedroom Three**  
3.86m x 2.11m (12'8 x 6'11)

#### Bathroom/WC

### FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io