



Shuckburgh House, 65 Weston Road, Edith Weston, Rutland, LE15 8HQ
Asking Price £1,700,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

Shuckburgh House, 65 Weston Road, Edith Weston, Rutland, LE15 8HQ

Tenure: Freehold

Council Tax Band: G (Rutland County Council)



Chartered Surveyors & Estate Agents

An opportunity has arisen to acquire a substantial, individual stone property situated in a rarely available location and occupying a good size plot on the shores of Rutland Water enjoying breathtaking views.

** 2 Reception Rooms * 4/5 Bedrooms * Kitchen * 3 Bath/Shower Rooms * 2 WCs * Double Garage * Parking for Multiple Vehicles * Gardens & Grounds of approx. 0.50 acres **



Shuckburgh House, 65 Weston Road, Edith Weston, Rutland, LE15 8HQ



Chartered Surveyors & Estate Agents

Shuckburgh House was built by Palmers of Oakham Limited in 2006 from local stone under mock Collyweston roof. Palmers of Oakham have been based in Rutland for 85 years and are a family-owned, award-winning company, renowned for using traditional skills and materials to achieve heritage standards in renovation, refurbishment, conservation and construction.

The property was constructed to make the most of the plot with stunning views over Rutland Water. A particular feature of this property is a tiled Terrace with iron balustrade which spans the width of the property and offers panoramic views over the rear garden and the reservoir beyond.

The property offers light and airy accommodation arranged over two storeys and featuring good quality fixtures and fittings. The total floor area of this property extends to approximately 3,600 sq ft. The well proportioned interior benefits from gas fired central heating system with underfloor heating and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Reception Hall, Kitchen, Dining Room, Sitting Room, Cloakroom & WC, Master Suite of large Bedroom and Bathroom;

LOWER GROUND FLOOR: Landing, Rear Hall, three further Double Bedrooms, one of them with en-suite Shower Room, a separate Shower Room, Utility

Room, Study (which could be used as Bedroom Five, if necessary), WC.

There is also a Wine Store/Cellar with soft water system.

OUTSIDE: The property is accessed via a long driveway leading to the front garden and extensive off road parking area. The private driveway provides vehicular access to the integral Double Garage. The gardens and grounds extend in total to approximately 0.50 acres.

To the rear of the property, a beautiful vista of Rutland Water can be enjoyed both from the terrace and from the rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Solid oak front entrance door, window to side, internal oak door with glazed panels to either side leading to Reception Hall.

Reception Hall

Central galleried main staircase leading to Lower Ground Floor, oak floor with underfloor heating, roof light.

Kitchen 4.93m x 3.99m (16'2" x 13'1")

Appointed with excellent range of attractive units incorporating granite effect work surfaces with tiled

splashbacks, inset Franke 1.5 bowl single drainer sink with mixer tap above, ample timber fronted base cupboards and drawers, integrated dishwasher, Rangemaster cooker with 6 ring gas hob and electric double oven (included in the sale), fitted extractor hood above the cooker, eye level wall cupboards and purpose built recess housing freestanding, upright fridge-freezer (included in the sale) framed by tall store cupboards and top boxes.

Tiled floor with underfloor heating, recessed ceiling spotlights, windows and external half glazed door to paved front patio, archway to Dining Room.

Dining Room 7.06m x 3.99m (23'2" x 13'1")

Solid oak floor with underfloor heating, window to side elevation, window and sliding doors to Terrace with views over Rutland Water, internal double oak part glazed doors leading to Reception Hall, double oak connecting doors to Sitting Room.

Sitting Room 6.17m x 4.88m (20'3" x 16'0")

Feature open fireplace with stone style mantel and surround housing gas coal effect fire, underfloor heating, two sets of French doors to Terrace with spectacular views over Rutland Water.

Off Reception Hall:

Cloakroom & WC

Consisting of 2 rooms as follows: the first room features fitted wash hand basin with storage beneath, tiled floor with underfloor heating, roof light, coat

Shuckburgh House, 65 Weston Road, Edith Weston, Rutland, LE15 8HQ



Chartered Surveyors & Estate Agents

hooks and door to the second room with fitted low level WC, tiled floor with underfloor heating and window to rear elevation.

Bedroom One 5.16m x 4.95m to bay (16'11" x 16'3" to bay)

Spacious and well proportioned Master Bedroom with two fitted double wardrobes to one wall, full width storage cupboard with lighting, underfloor heating, roof access hatch to a large fully boarded loft space and bay window with window seat to front elevation.

En-suite Bathroom 3.43m x 2.87m (11'3" x 9'5")

Equipped with low level WC, hand basin set in vanity unit with storage beneath, panelled bath and walk-in shower enclosure with floor drain, wall mounted shower and glass shower screen. Fully tiled splashbacks and matching tiles to half wall height, tiled floor, wall mounted upright radiator, recessed ceiling spotlights, roof light, window to front elevation.

LOWER GROUND FLOOR

Landing

Galleried stairs to ground floor, understairs storage cupboard, further store cupboard housing hot water cylinder and underfloor heating controls, tiled floor with underfloor heating, recessed ceiling spotlights.

Rear Hall (One)

Tiled floor with underfloor heating, recessed ceiling spotlights.

Bedroom Two 6.38m x 3.38m (20'11" x 11'1")

Spacious, dual aspect double bedroom with underfloor heating, window to side elevation, a further window and half glazed external double doors to rear garden.

En-suite Bathroom 3.38m x 2.03m (11'1" x 6'8")

White suite comprising low level WC, hand basin set in vanity unit with storage beneath and panelled bath, walk-in shower enclosure with floor drain, wall mounted shower and glass shower screen. Fully tiled splashbacks and matching tiles to half wall height, tiled floor, wall mounted upright radiator, recessed ceiling spotlights, roof light, window to side elevation.

Bedroom Three 5.03m x 3.38m (16'6" x 11'1")

A spacious double bedroom with fitted wardrobes to one wall, underfloor heating and window with views over rear garden and Rutland Water beyond.

Bedroom Four 5.59m x 3.66m (18'4" x 12'0")

Another generous double bedroom with underfloor heating and half glazed external double doors to rear garden.

Shower Room 2.44m x 1.83m (8'0" x 6'0")

White suite comprising concealed cistern WC and hand basin set in vanity unit with storage beneath, corner shower with wall mounted shower and glass screen, fully tiled splashbacks and matching tiles to half wall height, tiled floor, wall mounted upright radiator, recessed ceiling spotlights.

Utility Room 4.29m x 2.39m (14'1" x 7'10")

Timber effect floor and wall mounted units, granite effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, undercounter space with plumbing for washing machine and space for tumble dryer, fitted linen cupboard with shelves, underfloor heating, external half glazed door to rear elevation with windows to either side.

Rear Hall (Two) 3.05m x 2.62m (10'0" x 8'7")

Tiled floor with underfloor heating, recessed ceiling spotlights, double doors leading to integral garage.

Study/Bedroom Five 3.05m x 2.62m (10'0" x 8'7")

Tiled floor with underfloor heating, recessed ceiling spotlights, small window to side, further window to rear elevation with views over garden and Rutland Water beyond.

WC

White suite comprising low level WC and pedestal hand basin, tiled floor with underfloor heating, window to front elevation.

Integral Double Garage 6.20m x 5.56m (20'4" x 18'3")

Strip lighting, Worcester gas central heating boiler, two electric up and over doors, window to side elevation.

OUTSIDE

Shuckburgh House, 65 Weston Road, Edith Weston, Rutland, LE15 8HQ



Chartered Surveyors & Estate Agents

Terrace 14.35m x 2.72m (47'1" x 8'11")

The terrace balcony with tiled floor and iron balustrade spans the entire width of the property's rear elevation and provides panoramic views of Rutland Water.

Gardens & Grounds

The property is accessed via a long driveway leading to the front garden and extensive off road parking area. The private driveway provides vehicular access to the integral Double Garage. The gardens and grounds extend in total to approximately 0.50 acres.

The rear garden is mainly laid to lawn with mature hedge boundaries, inset shrubs, bushes and tree. There is a paved area running along rear and side elevations of the lower ground floor. The front and rear of the property are linked by the side access. To the rear of the property, a beautiful vista of Rutland Water can be enjoyed both from the terrace and from the rear garden. The gardens and grounds extend in total to approximately 0.50 acres.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability:
Mobile signal availability:
EE - good outdoor, variable in-home

O2 - good outdoor

Three - good outdoor, variable in-home
Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

EDITH WESTON

Edith Weston is a delightful village in the centre of Rutland and has a number of facilities including public house, shop, Post Office, farm shop, fine church and primary school. In nearby Empingham there is also a doctors surgery.

The market towns of Oakham and Stamford are a short drive away both with a full range of facilities catering for most needs.

For commuters Edith Weston is ideally placed being an easy drive to the A1 Great North Road lying a few miles to the East which gives connections both North and South, particularly to Peterborough where there is also a good train service to London Kings Cross. Other centres are also easily commutable including Kettering, Corby, Leicester and Melton Mowbray.

Sporting facilities in the area are many and varied with cricket, football, golf, rugby football etc., and the village lies on the banks of Rutland Water which is a delightful beauty spot where one can enjoy a number of pursuits including fishing, sailing, windsurfing etc.

COUNCIL TAX

Band G
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

Shuckburgh House, 65 Weston Road, Edith Weston, Rutland, LE15 8HQ



Chartered Surveyors & Estate Agents

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property 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.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





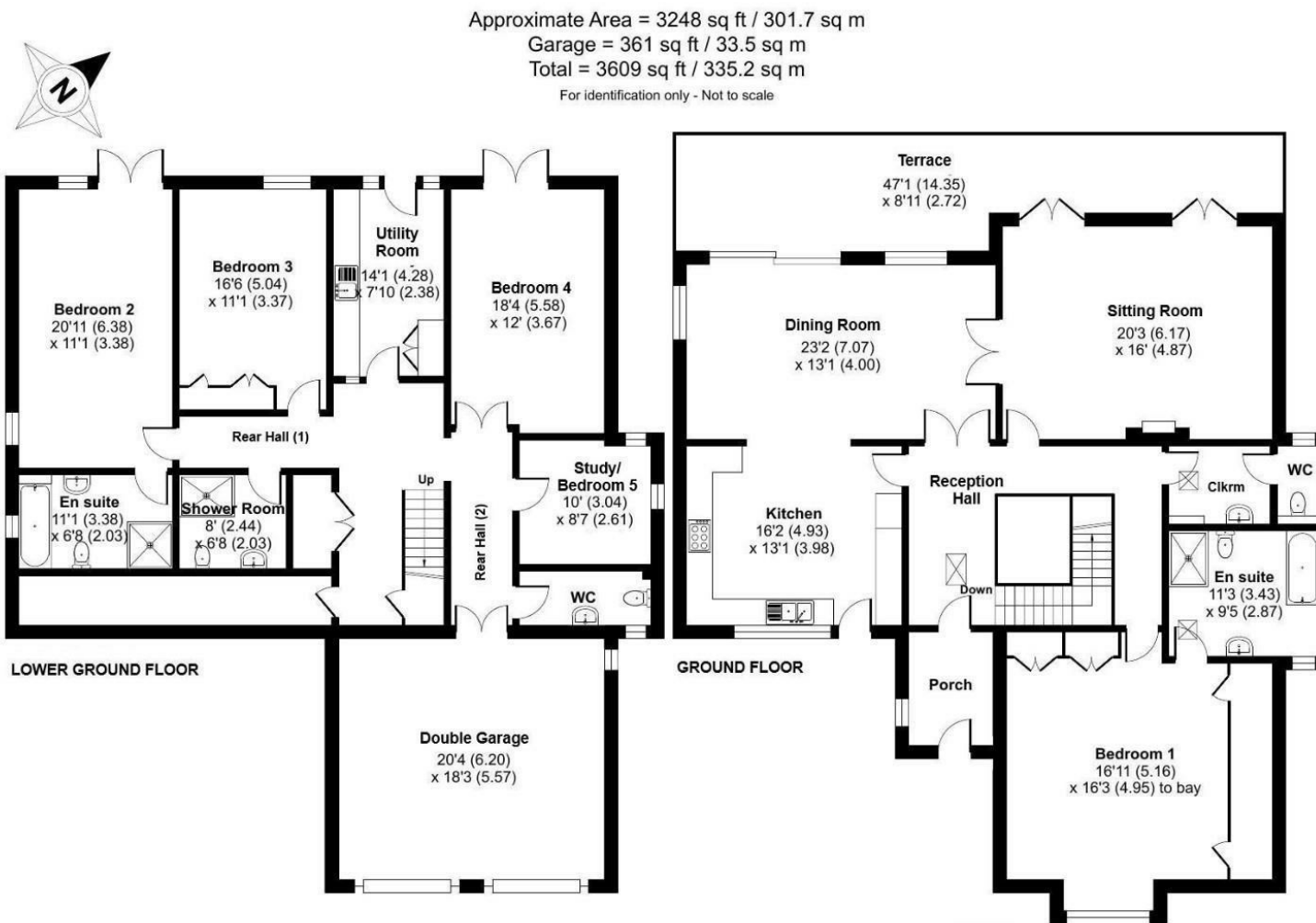












Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1514091



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		
	70	74
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		