



Old Orchard Main Street, Thistleton, Rutland, LE15 7RE
Guide Price £580,000



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Old Orchard Main Street, Thistleton, Rutland, LE15 7RE

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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An extended, detached dormer bungalow providing tastefully appointed four-bedroom accommodation and occupying a generously proportioned plot with single garage, off-road parking for a number of vehicles, wrap-around gardens and spectacular views over adjoining countryside.



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Old Orchard was purposefully designed and built as a dormer bungalow in the mid 1970s with a later extension built in 2013 and has only had two owners.

The property offers immaculately presented, flexible and spacious accommodation with many good quality fixtures including a sleek refitted kitchen and downstairs bathroom. Benefiting from gas central heating (new boiler installed in 2022) and replacement double glazing, the interior briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room with feature open fireplace, Dining Room, Conservatory, contemporary Breakfast Kitchen, Utility, walk-in Pantry, two good-size Double Bedrooms, Bathroom;

FIRST FLOOR: two further spacious Double Bedrooms, Shower Room.

The property is available with NO CHAIN, and early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC part-glazed main entrance door with glazed side panel, radiator, laminate flooring, stairs leading to first floor.

Sitting Room 4.90m x 4.75m into bay (16'1" x 15'7" into bay)

Elegant dressed-stone fireplace with matching raised hearth housing cast-iron open grate, radiator, laminate flooring, window to side, bow window to front, attractive glazed bi-fold double doors leading to Dining Room.

Dining Room 4.88m x 3.05m (16'0" x 10'0")

Radiator, laminate flooring, door to Kitchen, double-glazed French doors with matching side panels opening to Conservatory.

Conservatory 3.89m x 2.67m (12'9" x 8'9")

UPVC construction on low-level brick walls featuring laminate flooring, glazed roof, picture windows overlooking garden and countryside beyond, French doors giving access to paved patio area.

Breakfast Kitchen 4.55m x 4.32m (14'11" x 14'2")

Stylishly refitted (in November 2023) with a range of contemporary units featuring extensive composite work surfaces with upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, ample base cupboard and drawer units and matching eye-level wall cupboards.

Included in the sale is Belling range cooker with extractor fan above and (freestanding) undercounter Bosch dishwasher.

Two radiators, tiled floor, dual-aspect windows, external part-glazed door to side, internal doors to walk-in Pantry and Utility.

Pantry 2.67m x 1.50m (8'9" x 4'11")

Fitted worktop with storage beneath, fitted wall shelving, tiled floor, freestanding Samsung fridge-freezer (included), window to rear.

Utility 2.77m x 2.69m (9'1" x 8'10")

Fitted in shaker style with range of units incorporating timber-effect worktops, inset Belfast-style sink with mixer tap, base cupboard and drawer units, tall store cupboards and eye-level glass-fronted display cabinet.

Wall-mounted Ideal gas central heating boiler, undercounter space and plumbing for washing machine.

Tiled floor, window overlooking rear garden and fields beyond, external part-glazed door to side.

Off Hallway:

Bedroom One 4.57m x 4.06m into bay (15'0" x 13'4" into bay)

Full-width range of fitted wardrobes, radiator, bow window to front.

Bedroom Four 3.68m x 3.53m (12'1" x 11'7")

(currently used as a study/snug)

Fitted base cupboards with bookshelves above, radiator, laminate flooring, window to rear providing views over garden and countryside beyond, internal door to Garage.

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Bathroom 2.90m x 2.57m (9'6" x 8'5")

Refitted (in October 2024) with white suite comprising low-level WC, pedestal hand basin, bidet, panelled bath and separate shower cubicle. Fully tiled walls, chrome heated towel rail, laminate flooring, two windows to rear.

FIRST FLOOR

Landing

Built-in cupboard with fitted shelving, radiator, window to front.

Bedroom Two 4.85m x 3.66m (15'11" x 12'0")

Radiator, loft access hatch, access to large eaves storage area, window to side with views over garden and adjoining fields.

Bedroom Three 4.60m max x 3.68m max (15'1" max x 12'1" max)

Radiator, access to large eaves storage area, window to side.

Shower Room 1.88m x 1.55m (6'2" x 5'1")

White suite of low-level WC and pedestal hand basin, shower cubicle (replaced in October 2024), fully tiled splashbacks, heated towel rail, window with views over gardens and countryside beyond.

OUTSIDE

Attached Single Garage 6.10m x 2.97m (20'0" x 9'9")

Light and power, roller shutter door to front, window to side.

Gardens

The property is accessed via a traditional timber five-bar gate leading to an area of gravelled hard standing for a number of vehicles and garage.

Adjoining the parking area is lawned front garden with inset central bed and established shrubs and bushes to borders.

The wrap-around gardens are one of the features of this property and make the most of the delightful rural outlook. The gardens are mainly laid to lawn, with inset fruit and specimen trees and shrubs, mature, well-stocked borders and an area of vegetable patch.

Within the gardens, there is a greenhouse, a large wooden workshop and a small shed used as a woodstore.

SERVICES

Mains electricity
Mains water supply
Septic tank
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
O2 - good (outdoor only)
EE - variable (outdoor only)
Three - variable (outdoor only)
Vodafone - variable (outdoor only)

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.

THISTLETON

Thisleton is a charming village about 8 miles from Oakham. Within the village is a church and the nearby village of Market Overton has a post office/general store, a public house and doctor's surgery. In addition the Lincolnshire village of South Witham is a short drive away where again there is a post office/general store, supermarket and two public houses. Main shopping facilities are available in Oakham as well as in Stamford and Melton Mowbray which are both about 11 miles away.

The village is well positioned for commuting to various centres with the A1 being a short drive away thus affording easy access to Grantham, Stamford and Peterborough and at the latter point there is a main line station with good services to London, King's Cross, the journey time taking approximately 50 minutes.

Education facilities in the area are good with private schools at Oakham and Stamford catering for children of most ages as well as a good range of Local Authority schools with free bus service provided.

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Sporting facilities available include rugby football, tennis etc. Rutland Water lies just to the east of Oakham and there one can enjoy a number of leisure pursuits including sailing, windsurfing, fly fishing or just a stroll or cycle ride around the shores of this delightful lake.

COUNCIL TAX

Band E
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

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.











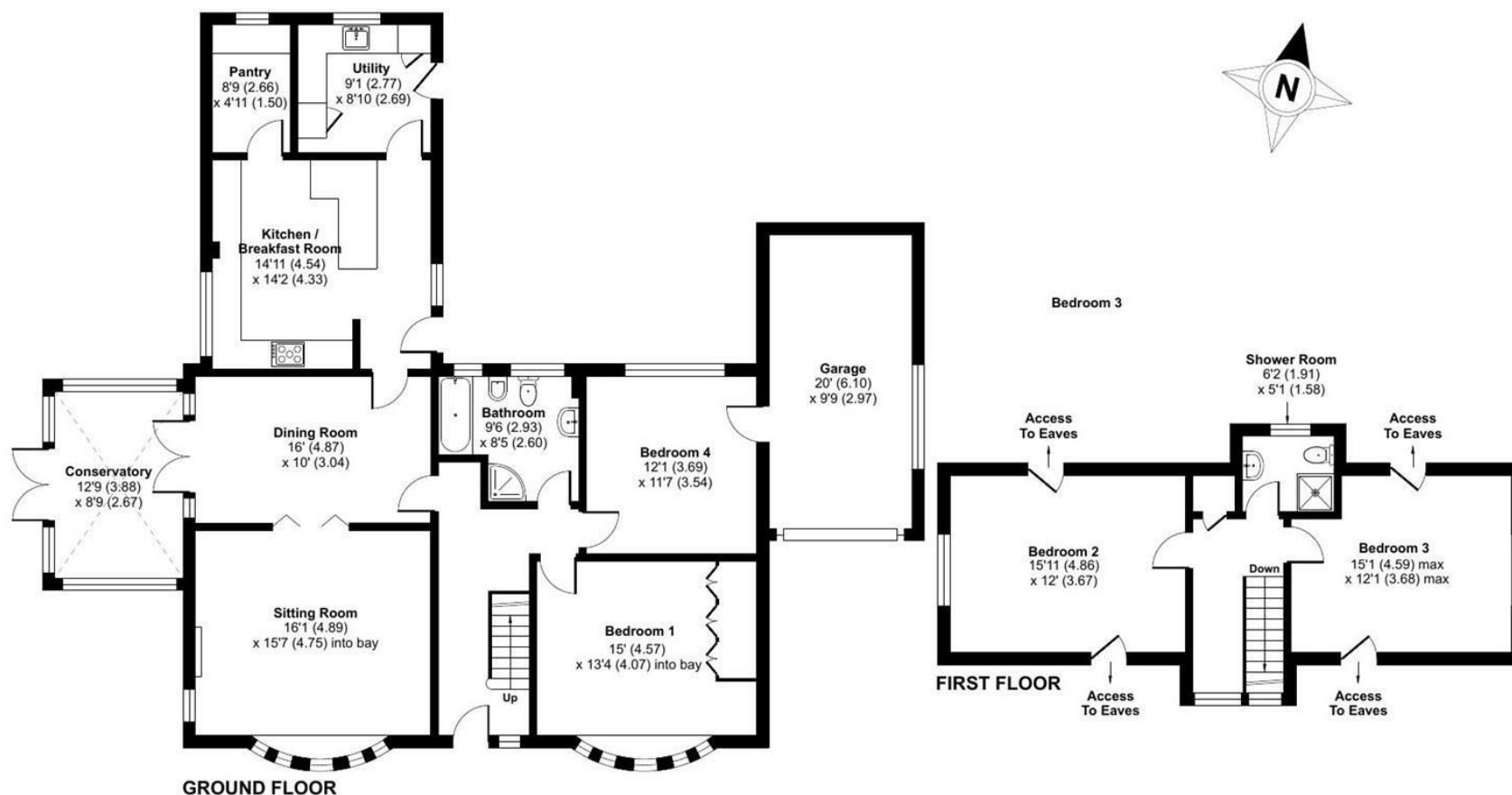
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Approximate Area = 1931 sq ft / 179.3 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 2126 sq ft / 197.4 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1314122

