



MURRAY

**Manor Gates, 4 Stocken Hall, Stretton, Rutland, LE15 7RY**  
**Guide Price £450,000**



Chartered Surveyors & Estate Agents

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

**Manor Gates, 4 Stocken Hall, Stretton, Rutland, LE15 7RY**  
**Tenure: Leasehold**  
**Council Tax Band: E (Rutland County Council)**



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Elegant south-facing ground-floor apartment within a 17th century Grade II\* listed mansion house standing in magnificent grounds surrounded by open countryside.



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Stocken Hall was refurbished in 1999 and has been converted to provide eleven self-contained dwellings, each with two parking spaces and visitor parking.

Manor Gates is situated at the front of the building and extends to the rear elevation, on the ground floor of the building. The stunning accommodation provides very grand living with exceptional south-facing views over the grounds and countryside beyond.

The property benefits from gas central heating and offers accommodation which extends to approximately 1,750 square feet and briefly comprises: Drawing Room, Dining Hall, Kitchen, Boot Room, Private Entrance Hall, Master Bedroom with en-suite Shower Room, further good-sized double Bedroom and Bathroom.

### LOCATION

Stocken Hall is located 1.7 miles north of Stretton and 9 miles west of Stamford, surrounded by unspoilt, rolling countryside.

Stretton is a village approximately 8 miles to the east of Oakham and benefits from easy access to the A1 Great North Road. Within the village there is a church and a public house. Comprehensive supermarkets are only a short drive away.

An easy access to the A1 offers a big advantage for commuters travelling either north or south in addition to rail service to London from Stamford, Grantham and Peterborough.

### ACCOMMODATION

Stocken Hall is approached via a long private driveway which leads up to the Grade II\* listed mansion house.

Manor Gates is accessed through a magnificent communal reception hall with partially panelled walls and high ceilings.

The property also benefits from its own private entrance at the rear of the building.

### GROUND FLOOR

#### Private Rear Hall 5.03m x 2.41m (16'6" x 7'11")

A fine Victorian hallway with ornate tiled floor, exposed stone walls, stone mullioned window to side, feature internal wrought-iron gates, bespoke solid oak entrance door, original recessed wooden shutter doors, access to Boot Room and Dining Room.

#### Boot Room 2.44m x 1.63m + cupboard (8'0" x 5'4" + cupboard)

Large built-in cupboard, radiator, high-level laundry drying rack, window to side.

#### Dining Hall 6.22m x 3.20m (20'5" x 10'6")

The spacious dining hall is the central hub of the house and provides access to the main living and bedroom accommodation. The room features a high ceiling, radiator within latticed cabinet and a large built-in store cupboard.

#### Drawing Room 7.37m x 7.01m (24'2" x 23'0")

This elegant room boasts a high ceiling with beautiful corning and features a large period-style fireplace with tiled recess and raised flagstone hearth. To the left of the fireplace an original alcove has been fitted with shelving. There are two radiators encased within latticed cabinets and two large original sash windows with built-in window seats and fitted shutters providing stunning views over the immaculate grounds.

An entry phone provides secure system to the communal hall for visitors.

#### Kitchen 2.64m x 4.11m (8'8" x 13'6")

Fitted with an excellent range of attractive modern units incorporating inset 1.5-bowl single drainer stainless steel sink unit, adjoining quartz work surfaces, ample base cupboard and drawer units and matching eye-level wall cupboards, electric range cooker with stainless steel cooker hood above, plumbing and space for undercounter dishwasher and washer/dryer.

Metro tiles to splashbacks, tiled floor, wall-mounted LPG central heating boiler, large stone mullioned window.

#### Bedroom One 5.33m x 5.44m into bay (17'6" x 17'10" into bay)

This stunning bedroom features a huge south-facing bay window with stone mullions which provides panoramic views over delightful grounds and unspoilt

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countryside beyond. The room has partially panelled walls, a built-in double wardrobe, two radiators and high ceiling with recessed spotlights.

### **En-suite Shower Room 1.96m x 1.91m (6'5" x 6'3")**

Beautifully appointed with white suite comprising low-level WC, pedestal hand basin with mixer tap and large walk-in shower area with glass screen and fully tiled splash-backs; matching partially tiled walls and tiled floor, heated towel rail, recessed ceiling spotlights, fitted extractor fan.

### **Bedroom Two 3.38m x 4.01m (11'1" x 13'2")**

A good-sized double bedroom featuring high ceiling with recessed spotlights, radiator and large stone mullioned window with built-in window seats.

### **Bathroom 1.98m x 1.91m (6'6" x 6'3")**

Appointed with good quality suite comprising low-level WC, pedestal hand basin and roll-top bath with claw-and-ball feet and shower above. Attractive partially tiled walls with matching flooring, fitted extractor fan.

## **OUTSIDE**

### **Communal Gardens & Grounds**

The beautifully landscaped and immaculately maintained grounds extending to approximate 4.0 acres and are shared by all residents. The gardens feature extensive lawns, inset mature trees and stunning formal pond with central fountain.

### **Storage Shed 2.13m x 1.52m (7'0" x 5'0")**

The property includes a private useful storage shed.

## **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Heating: boiler and radiators, LPG

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

## **LEASEHOLD INFORMATION**

Term of lease: 999 years from 25/03/2022  
Years remaining: 995  
Management charge: £200.00 pcm. As owner, you will own a 1/11th share in the Stocken Hall freehold. The residents pay the monthly management charge which covers the building's insurance, the maintenance of the common parts and fire alarm system, all exterior maintenance and a sinking fund for the maintenance plan.

## **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

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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.

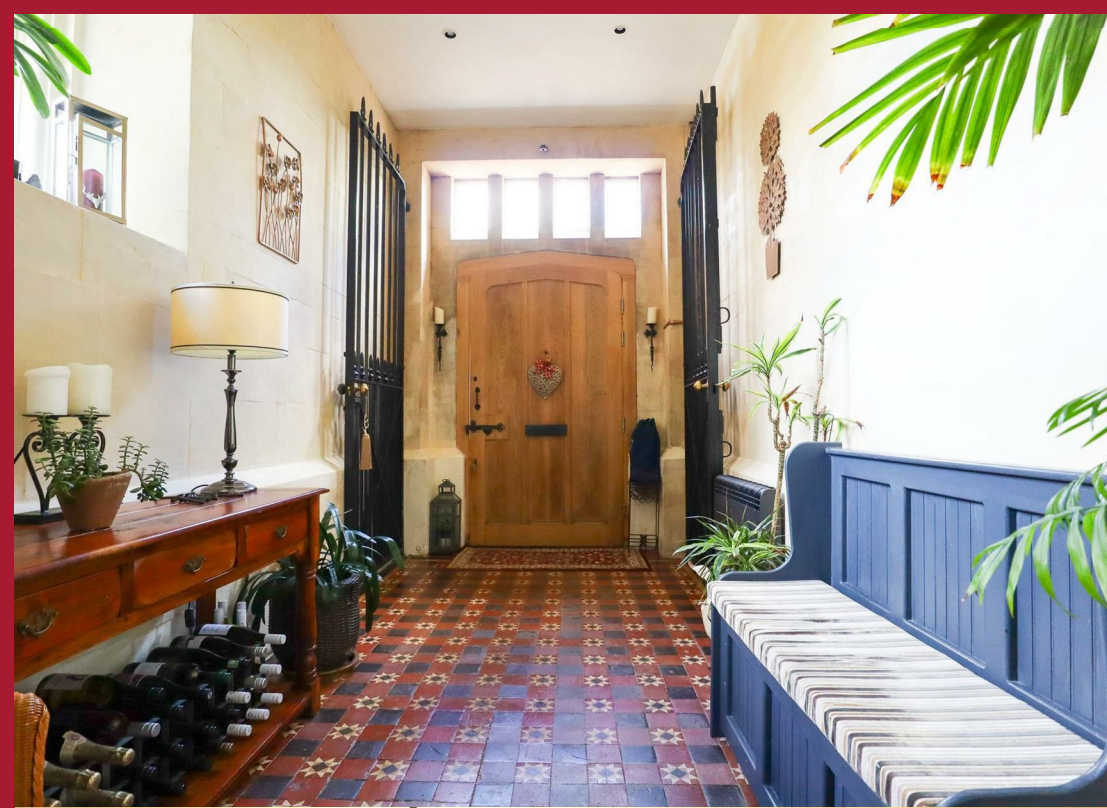
6. The information in these particulars is given

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.

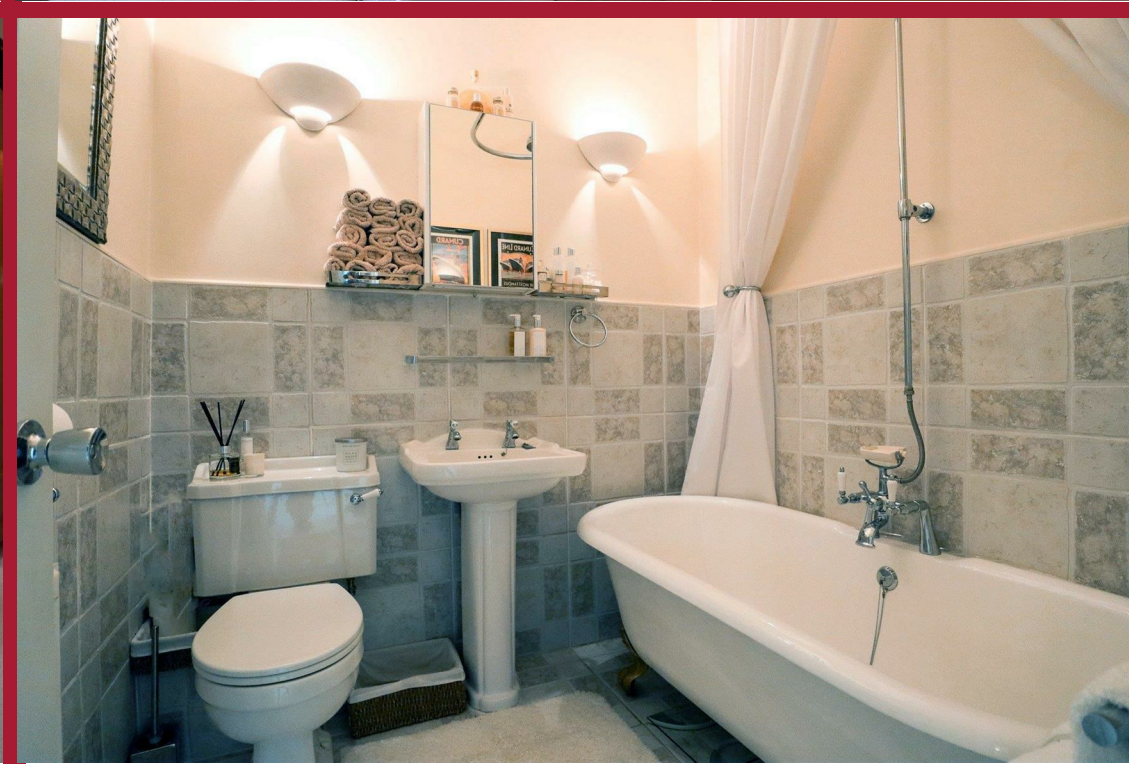
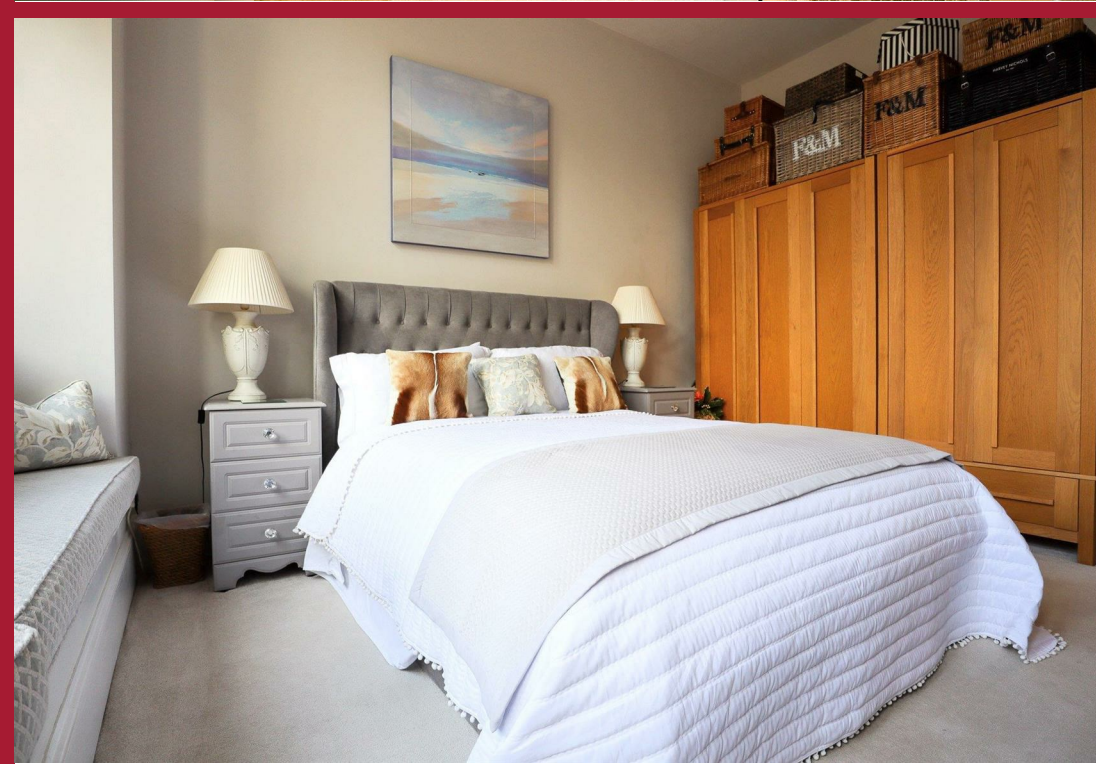
### Money Laundering Regulations 2003

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.









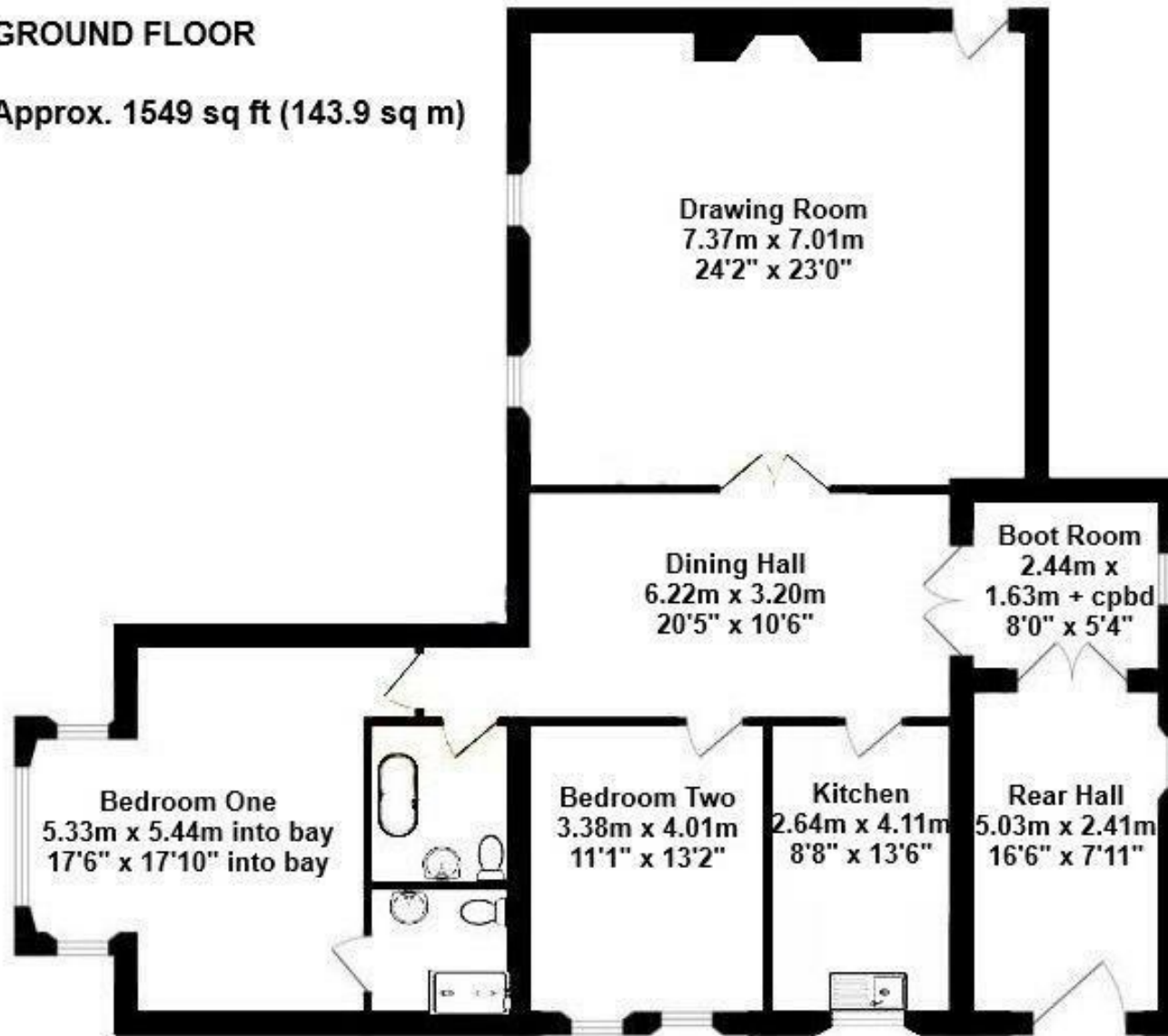




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**GROUND FLOOR**

Approx. 1549 sq ft (143.9 sq m)



Not to scale - for identification purposes only

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC