



THE OLD NOEL ARMS

RIDLINGTON, OAKHAM



KING WEST





KING WEST

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An exceptional, 19th century, three-bedroom family home offering charming period living, a self-contained two-bed annexe, a home office, outbuildings and private off-road parking, amidst beautiful, landscaped gardens and countryside views in the heart of Ridlington.

The Old Noel Arms

Noel Lane, Ridlington, Oakham, LE15 9BJ

Uppingham (2.5 miles), Oakham (4.5 miles), Stamford (14 miles), Peterborough (24 miles) (Trains to Kings Cross in around 50 minutes) All distances are approximate.

- Detached, unlisted period property built of ironstone under a slate roof
- Country-style kitchen, with utility room, pantry and WC
- Garden room, dining room and sitting room with inglenook fireplace
- Converted cellar into a games room with direct garden access
- Principal bedroom with built-in storage, and two further double bedrooms
- Spacious family bathroom with freestanding bath and separate shower
- Converted barn into self-contained two-bed annexe, and separate home office
- Gravel driveway, landscaped wraparound gardens and two outbuildings
- Breathtaking views over the rolling countryside of Rutland

The Old Noel Arms is a charming, 19th century former public house, boasting an abundance of character and flexible living accommodation.

Situation

Riddlington is a picturesque village nestled within Rutland's beautiful countryside, offering a peaceful rural lifestyle while still benefiting from excellent connectivity and amenities. The historic market town of Oakham (approx. 4.5 miles away) provides a range of everyday conveniences, including boutique shops, restaurants, and a well-regarded weekly market. Uppingham (approx. 2.5 miles away), renowned for its prestigious Uppingham School, is also just a short drive away, while Stamford and Leicester are easily accessible for a wider selection of shopping, dining, and cultural experiences.

For families, the area boasts outstanding educational opportunities. Alongside Uppingham School, the highly regarded Oakham School and Stamford Endowed Schools are nearby, complemented by a number of well-rated state primary and secondary schools.

For leisure, the area's natural beauty is a key draw, with Rutland Water, one of Europe's largest man-made reservoirs, just a short drive away, offering a range of outdoor pursuits including walking, cycling, and sailing.

Ridlington is well-positioned for travel links, with the A47 providing direct access to Leicester and Peterborough. Rail connections are available from Oakham and Market Harborough, offering regular services to London St Pancras and beyond. Combining country life with modern convenience, Ridlington is a truly idyllic place to call home.

Description

The Old Noel Arms is a charming, 19th century former public house, boasting an abundance of character and flexible living accommodation. Unlisted, and built of ironstone beneath a slate roof, on entering the property, you step into a beautifully appointed country-style kitchen, with extensive cabinetry providing generous storage and a central island offering ample preparation space. The AGA, set within a tiled cove beneath a timber beam, forms a striking focal point, whilst a generous pantry adds further storage. A separate utility room, with plumbing for a washing machine and dishwasher, and a convenient ground-floor WC complete this space.

Off the kitchen, the light-filled garden room enjoys picturesque views of the garden and surrounding countryside, with bi-fold doors opening onto the dining terrace, creating an ideal space for entertaining. Beyond the kitchen, the dining room is rich in history, featuring original beamwork and deep-set windowsills. From here, stairs descend to the converted cellar, now a versatile games room. With underfloor heating, generous ceiling height, and direct access to the garden, this space offers flexibility for a variety of uses.

The sitting room, approached through the dining room, provides a warm and inviting retreat. Double aspect, including a charming window seat, and exposed beams, the room also boasts an inglenook fireplace complete with a log burner. The sitting room provides access to a boot room, which serves as an alternative entrance to the home.

Ascending to the first floor, the triple-aspect principal bedroom enjoys stunning views over the countryside and benefits from built-in wardrobes, providing ample storage. Two further double bedrooms are arranged off the landing, both offering attractive countryside vistas. The bedrooms are served by a spacious family bathroom, comprising a freestanding bath set beneath a window boasting delightful views, a separate shower, and practical storage cupboard.

Complementing the house, the former Blacksmiths Barn has been sympathetically converted to create a self-contained two-bedroom annexe, with planning permission to be used as an occasional Airbnb. The accommodation features a welcoming sitting room, centred around a characterful log burner, and a well-appointed kitchen with integrated appliances and space for dining, opening to the front of the barn. A ground-floor bathroom with a walk-in shower completes this floor, while a spiral staircase leads to the first floor, where a mezzanine, currently arranged as a twin bedroom, flows through to a spacious double bedroom.

Beyond the annexe, a two-storey building provides an ideal home office, accompanied by two further outbuildings, one of which benefits from stairs rising to additional storage above.

Outside

The gardens wrap around the property and have been thoughtfully landscaped to create a series of attractive outdoor spaces. A terrace extends from the garden room, ideal for al fresco dining, with steps leading down to a lawn bordered by mature planting. A further terraced seating area provides a secluded spot to relax and enjoy the surroundings.

Accessed via a pedestrian gate from the driveway, the walled front garden is fully enclosed, offering privacy and a sense of seclusion, with climbing roses and beautifully maintained flowering borders adding seasonal interest.

A gravel driveway provides off-road parking and convenient access to the annexe and outbuildings.







General Remarks

Council Tax

Band E

Directions

Leave Stamford on the A606 towards Rutland Water, continuing past Empingham. Turn left onto Normanton Park Road and continue onto Normanton Road. Upon reaching Edith Weston, at the roundabout take the 2nd exit onto Manton Road. Follow this road as it continues into Lyndon Road. Turn left onto the A6003 and proceed through Preston. Then take a right turn onto Ridlington Road. Once in the village, turn right onto Noel Lane. The Old Noel Arms is located at the end of the Lane on the left-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Services

Mains water, electricity and drainage are connected. Oil central heating. None of the services have been tested by the agents.

Statutory Authority

Rutland County Council

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Tenure

Freehold

Viewing

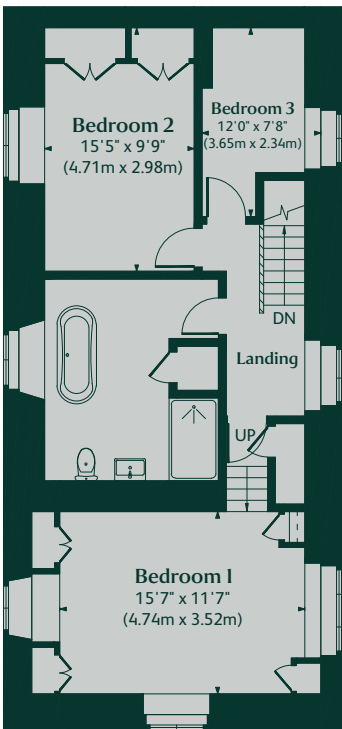
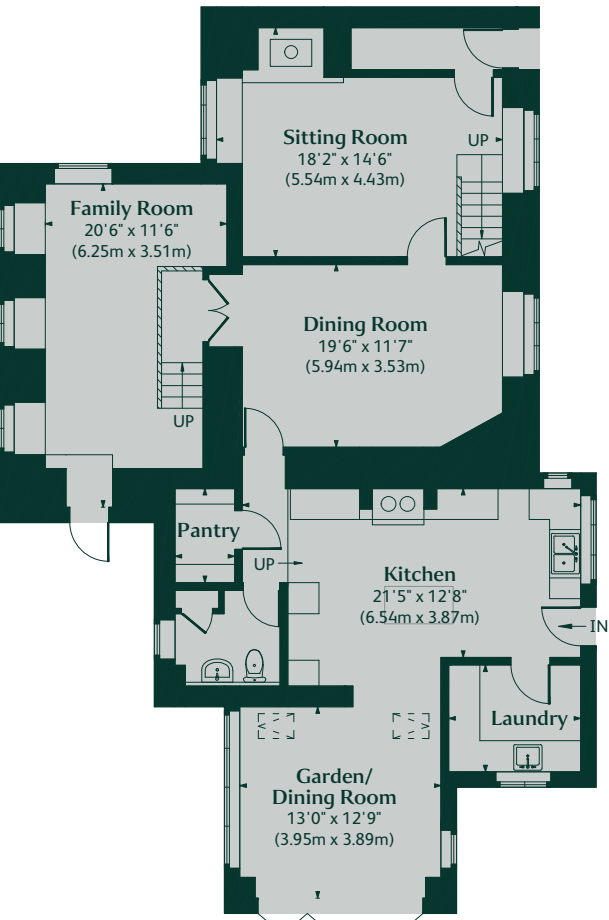
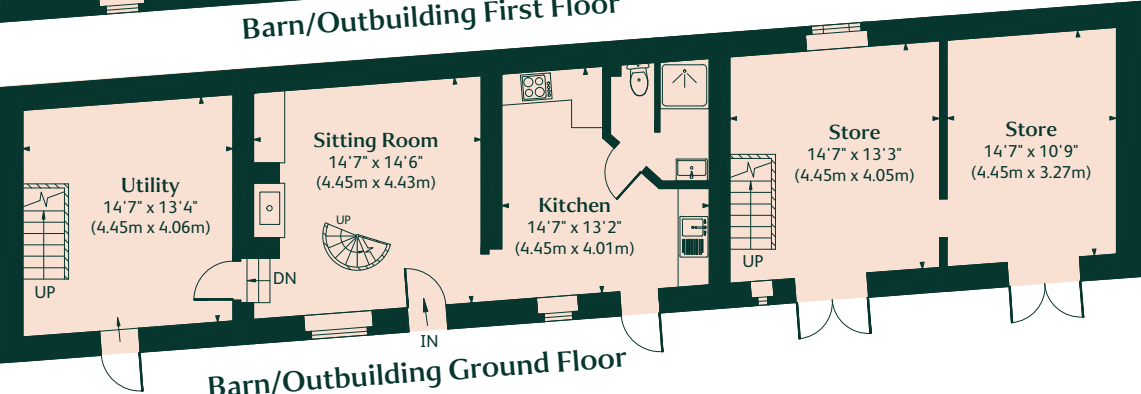
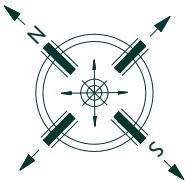
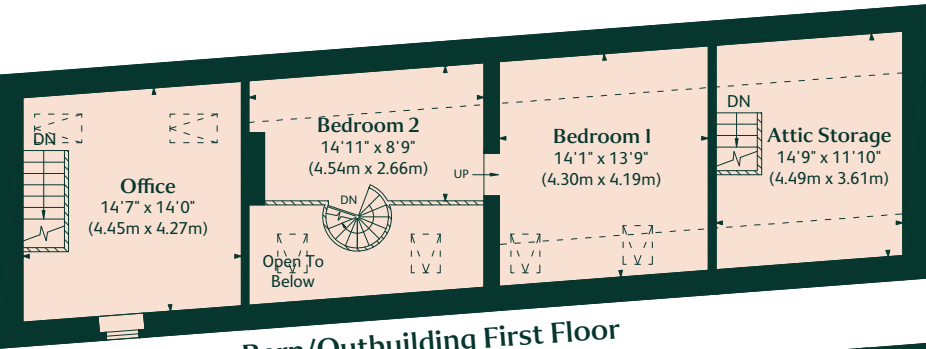
The property may only be inspected by prior arrangement through King West.

What Three Words

Line.storyline.worked

Floorplans

Approximate Gross Internal Area
Main House = 185 sq.m/1997 sq.ft
Barn/Annexe = 77 sq.m/830 sq.ft
Outbuildings Including Utility = 84 sq.m/909 sq.ft
Total = 346 sq.m/3736 sq.ft



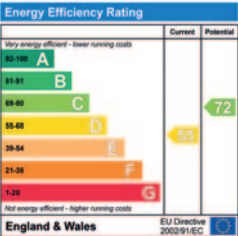
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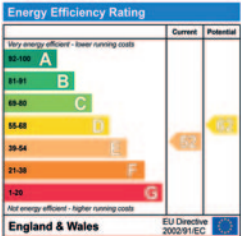
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First Floor

Main House EPC



Annexe EPC











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