



KING WEST



ORCHARD HOUSE, HAMBLETON, OAKHAM, RUTLAND



KING WEST

10 Church Square, Market Harborough, Leicestershire, LE16 7NB
Tel: 01858 435970 Email: enquiries@kingwest.co.uk

Land & Estate Agents • Commercial
• Town Planning & Development Consultants
Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

Occupying a remarkable setting on the shores of Rutland Water, this exceptional Grade II listed period home, dating back to the 17th century, offers four-bedroom accommodation and generous reception space complete with ancillary accommodation, outbuildings and carport, all set within approx. seven acres of beautifully landscaped gardens and paddock land.

Orchard House

Lyndon Road, Hambleton, Oakham, Rutland, LE15 8TJ

Oakham (3 miles), Uppingham (8 miles), Stamford (12 miles), Melton Mowbray (14 miles), Peterborough (26 miles) (Trains to King's Cross in around 50 minutes).
(All times and distances are approximate)

- Grade II listed, 17th Century country home, built of stone beneath a Collyweston slate roof
- Exceptional waterside setting on the edge of Rutland Water, enjoying uninterrupted views across the open water and rolling countryside.
- Dining room, drawing room and living room, each featuring open fireplaces and views over the gardens
- Open-plan kitchen-dining room with adjoining pantry and utility, complemented by a ground-floor WC
- Principal suite with built-in wardrobes, open fireplace and separate bathroom
- Three further double bedrooms arranged over the first and second floors, served by an ensuite and family bathroom
- Ancillary accommodation including a two-bedroom self-contained cottage
- Extensive range of outbuildings including a workshop, machine storage and double carport
- Beautifully landscaped gardens with dining terrace, mature planting and far-reaching views across the landscape
- In all, approximately seven acres of gardens, grounds and paddock land, with gated access and ample parking



Situation

Hambleton is one of Rutland's most highly regarded villages, enviably positioned on the shores of Rutland Water and surrounded by some of the county's most attractive countryside. Within this highly sought-after setting, Orchard House occupies a discreet position on the edge of the village, enjoying a peaceful backdrop with far-reaching views across open water. Despite its idyllic rural feel, the property is exceptionally well placed for access to nearby towns, including Oakham, Uppingham and Stamford, all within comfortable driving distance.

The village itself offers an excellent range of amenities, including a church, village hall and the highly regarded Finch's Arms pub and restaurant, together with the renowned Hambleton Hall Hotel, widely considered one of the country's finest country house hotels.

Connectivity is excellent, with easy access to a number of regional centres including Peterborough, Leicester, Nottingham, and Kettering. From Peterborough, a mainline rail service provides fast and frequent journeys to London King's Cross in approximately 50 minutes, while Kettering station offers additional services to London St Pancras. The A1 lies approximately 8 miles to the east, providing excellent north-south road links, with the A14 also within easy reach. The area is particularly well served for schooling, with highly regarded options available in Oakham, Uppingham, Stamford, Oundle and Witham. Leisure opportunities are also extensive, with Rutland Water offering sailing, cycling, walking, fishing and a renowned nature reserve, alongside golf courses at Luffenham Heath, Burghley Park and Greetham Valley.

Combining a picturesque waterside setting, strong community feel and exceptional connectivity, Hambleton remains one of Rutland's most desirable village locations, with Orchard House ideally positioned to enjoy the very best of village, countryside and waterside living.



Description

Discreetly positioned along the tranquil edge of Rutland Water, Orchard House occupies an unrivalled setting, with uninterrupted views across open water and rolling countryside beyond. This charming Grade II listed home of 17th century origin, built of stone beneath a Collyweston slate roof, is steeped in history, offering an exceptional blend of period character, versatile accommodation and an outstanding waterside position.

Stepping through the front door, the reception hall immediately creates a welcoming and characterful first impression. Flagstone flooring runs underfoot, while exposed beams overhead reflect the property's heritage. An elegant oak staircase rises to the first floor, and fitted bookcases line the walls, adding both practicality and charm. Deep-sill windows draw in natural light and offer a glimpse of the gardens beyond. A conveniently placed ground floor WC is located off the hall.

To the right, the dual-aspect dining room offers exceptional entertaining space, defined by wood panelled walls and wooden flooring. Stone mullioned windows sit to either side of an attractive open fireplace, offering delightful views over the surrounding gardens.

Adjacent, the drawing room is a beautifully proportioned reception space. Dual aspect windows frame garden views, while French doors open directly onto the West-facing terrace, where the outlook extends across the landscaped gardens. A fireplace with stone surround forms a cosy focal point, complemented by an exposed beam and fitted shelving.

The sitting room offers an inviting retreat, flooded with natural light and characterised by exposed beam work throughout. Flagstone flooring and a stone fireplace with wood burning stove create a sense of warmth and continuity, while a charming stone mullioned bay window incorporates a window seat perfectly positioned to enjoy the outlook over the gardens. An adjoining storage room adds further convenience.

The flagstone flooring sweeps into the impressive kitchen-dining room, a bright and welcoming space designed for everyday living and entertaining. Extensive cabinetry provides excellent storage, while a double-oven Aga with twin hot plates forms a traditional focal point. A stone-mullioned bay window and French doors open directly onto the rear terrace, filling the room with natural light and framing far-reaching views across the gardens towards Rutland Water. With ample space for a breakfast table, the kitchen provides a charming setting for family meals.

A walk-in pantry adjoins the kitchen, while a secondary entrance provides convenient access from the driveway and into the well-appointed utility room, complete with additional cabinetry and sink.

Ascending the oak staircase, the first-floor landing is notably spacious and light-filled, with exposed beams and high ceilings, giving access to a series of bedrooms, most of which enjoy far-reaching westerly views across Rutland Water.

Positioned to take full advantage of the views, the principal suite offers a tranquil retreat with dual-aspect windows providing a picturesque outlook towards the formal gardens. This spacious bedroom includes built-in wardrobes and an open fireplace, while the bathroom is well-appointed with both bath and separate shower, also benefitting from dual aspect light and views over Rutland Water.

To the opposite side of the landing lies a well-proportioned double bedroom, complete with a storage cupboard and captivating views over Rutland Water. Further along the landing, beyond an additional storage cupboard, lies another generous double bedroom, enjoying a triple aspect, fitted wardrobes and its own ensuite bathroom.

A secondary staircase leads to a fourth bedroom on the second floor. Rich in character, with exposed beams and elevated windows, this room boasts sweeping views across the gardens and Rutland Water beyond.

Cottages & Outbuildings

Complementing the main house are two cottages, offering exceptional flexibility for guest accommodation or income generation, with the current owners having successfully operated holiday lets.

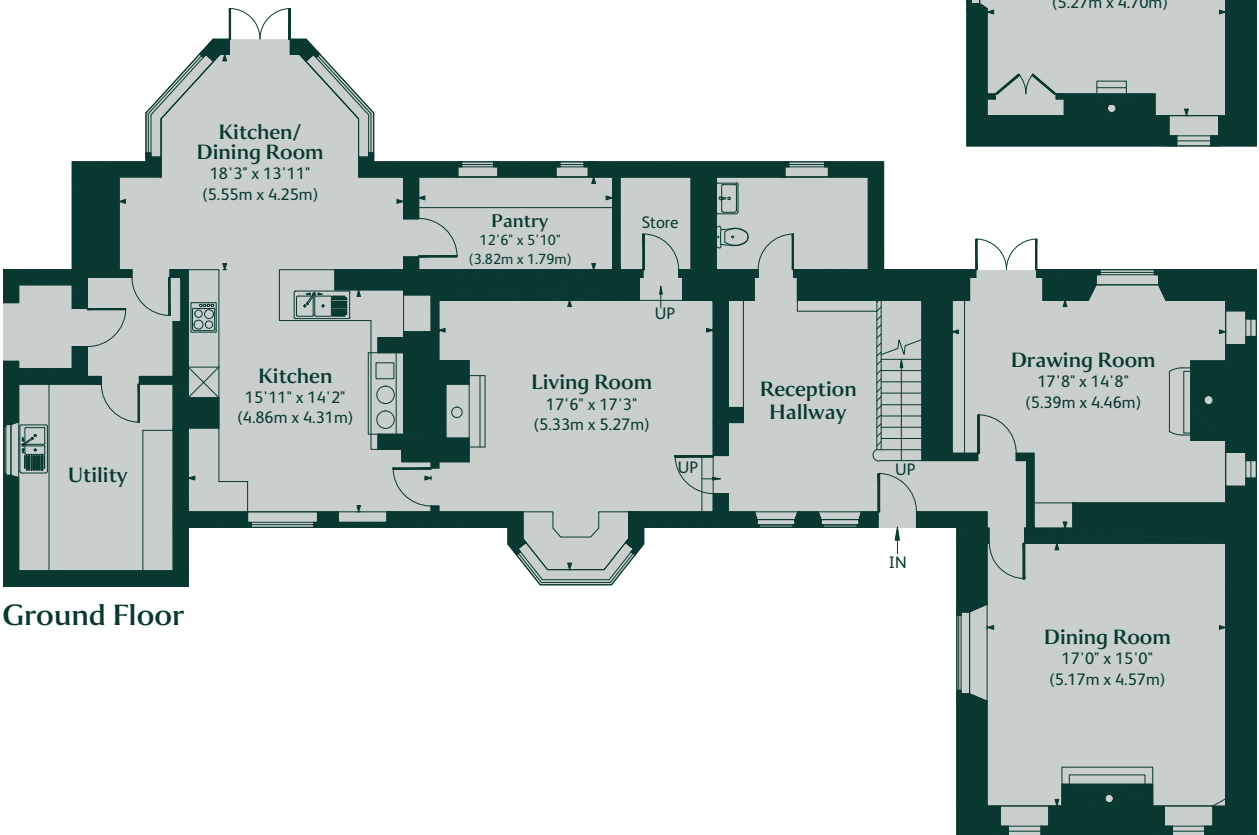
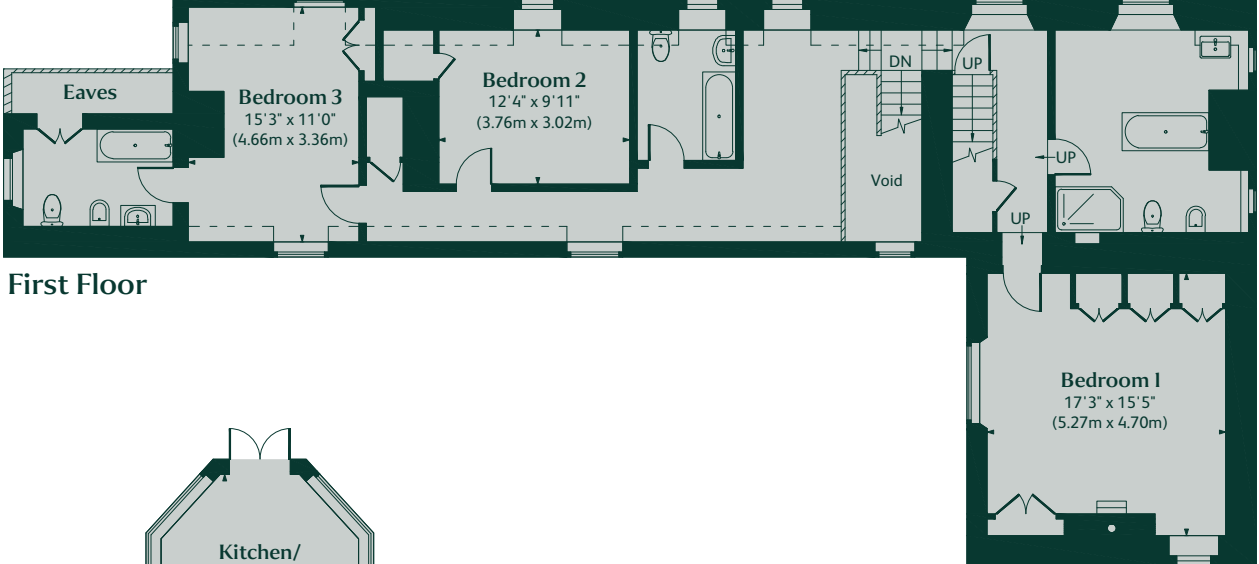
The first cottage features an open-plan triple-aspect kitchen-living-dining space with a glazed gable end that frames sensational views over Rutland Water. French doors open onto the balcony, perfectly positioned to capture the extraordinary outlook, with a spiral staircase descending to the gardens below. Two double bedrooms and a family bathroom are arranged on the ground floor.

The second cottage offers further versatility, with two ground-floor rooms suitable for use as bedrooms, home offices or additional reception spaces, both opening via French doors onto the garden.

A range of brick and timber clad outbuildings further enhance the property's practicality, including an oil barn with store, two double carports, a workshop and a machine store.

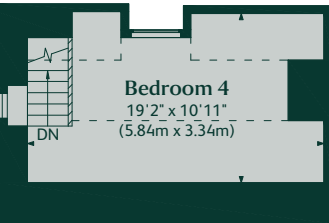


Floorplans

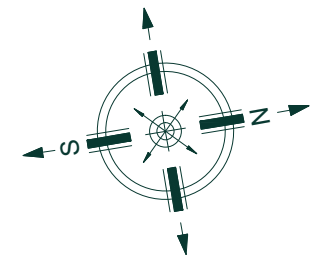


Approximate Gross Internal Area

- Main House = 311 sq.m/3352 sq.ft
- Cottage 1 = 37 sq.m/395 sq.ft
- Cottage 2 = 69 sq.m/747 sq.ft
- Outbuilding = 72 sq.m/777 sq.ft
- Total = 489 sq.m/5271 sq.ft**

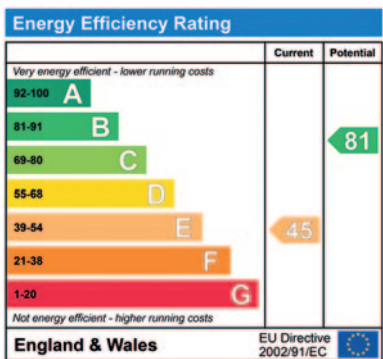
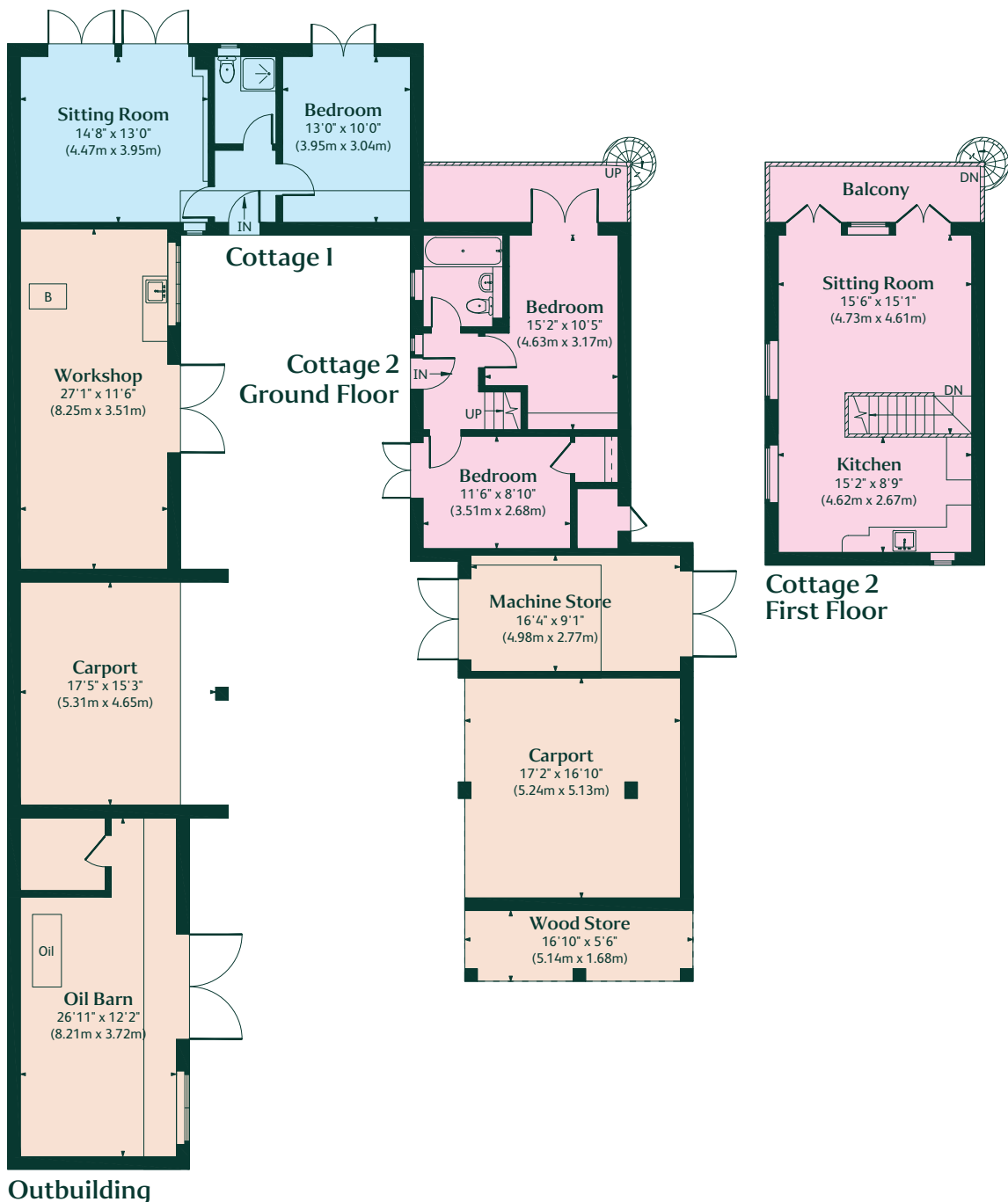


Floorplans



Important Notice

- King West, their joint Agents (if any) and clients give notice that:
- These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
 - The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
 - Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
 - All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
 - King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
 - MONEY LAUNDERING REGULATIONS:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017: Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed. KingWest uses "Coadjute / coadjute.com" as our regulatory consultants and prospective Buyers will be required to provide requisite information to them via secure link in order to complete the biometric checks electronically at a cost of £27 + VAT per person, non-refundable. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.
 - These particulars should not be reproduced without prior consent of King West. July 2026.





Outside

Accessed from Lyndon Lane, a gated entrance opens onto a gravel driveway providing a welcoming arrival to Orchard House, its two cottages and range of outbuildings. A generous gravel forecourt provides ample parking and turning space, framed by neatly maintained hedging.

The front elevation is particularly attractive, enhanced by mature planting, climbing roses and wisteria that gracefully adorn the stone façade throughout the seasons. The garden has been thoughtfully landscaped in a quintessential English style, combining established planting, structured borders and specimen trees to create a private setting with year-round interest and colour.

To the rear, a substantial dining terrace offers an ideal setting for outdoor entertaining, with direct access from both the kitchen and drawing room. From here, stone steps lead up into the gardens, where a charming rose-clad pergola forms a striking focal point, drawing the eye along the pathway towards far-reaching views across Rutland Water. Expansive lawns are punctuated by mature trees, ornamental planting and ponds that attract a rich variety of wildlife.

To the north of the house lies a secluded walled garden, a hidden sanctuary within the grounds, filled with flowering plants, sculpted topiary and a pergola offering a sheltered place to sit and enjoy complete privacy. Adjoining this space is a well-planned kitchen garden, providing productive space within this beautifully considered landscape.

Beyond the formal gardens, a substantial ring-fenced paddock extends to the north and is accessed via gated entry from Lyndon Lane. Benefiting from a water supply and grazed annually by a local farmer, a pathways leads to a secluded bench, perfectly positioned to enjoy the tranquillity of the surrounding countryside.

In all, the gardens, grounds and paddock extend to approximately seven acres.





General Remarks

Council Tax

Orchard House: Band H **The Cottage:** Band A

Directions

From Oakham Market Place, head east along High Street and continue as it becomes the A606. Turn right following signs for Hambleton and continue onto Oakham Road. Proceed into the village, passing the Finch's Arms on your left. Shortly afterwards, turn right onto Lyndon Road. Continue along Lyndon Road, where Orchard House is located at the end of the road, accessed via gates leading onto a private driveway.

Services

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

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.

Plans Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Statutory Authority

Rutland County Council

Tenure

Freehold

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.

Viewing

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



Google Earth

Suggested boundaries for illustrative purposes only



KING WEST

01780 484520
www.kingwest.co.uk