



WHITE HART HOUSE

KETTON, STAMFORD, RUTLAND



KING WEST





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A beautifully appointed Grade II listed village home with south-facing walled garden, versatile annex and timeless character in the heart of Ketton.

White Hart House

31 High Street, Ketton, Stamford, Rutland, PE9 3TA

Stamford (3 miles), Uppingham (8 miles), Oakham (10 miles)
Peterborough (17 miles) (London Kings Cross from 50 minutes)
(All distances and times are approximate)

- Character property built of stone under a Collyweston slate roof
- Offering well appointed and stylish interiors throughout
- Entrance hall, three reception rooms, utility Room and downstairs WC
- Country style kitchen with integrated appliances
- Three spacious bedrooms and family bathroom with bath and shower
- Separate versatile annex with a WC and shower
- Basement, currently used as a gym, offering excellent storage potential
- Gated off-street parking and a south facing courtyard garden
- Nestled in the sought after Rutland village of Ketton

An attractive Grade II listed stone and Collyweston house, dating back to 1848, set in the heart of this highly sought-after Conservation Village.

Situation

White Hart House is situated in the picturesque conservation village of Ketton. The village has its own post office, primary school, library and local shop. There are also two public houses.

Ketton lies within three miles of the A1, giving convenient access to the wider road network north and south.

More extensive facilities are available in the historic market town of Stamford which also offers a train service to Peterborough, Oakham, Melton Mowbray, Leicester, Birmingham & Norwich. The Cathedral City of Peterborough offers a main line rail service to London Kings Cross from around 50 minutes.

Recreational facilities in the area are many and varied with Rutland Water set to the north between Uppingham and Oakham, providing sailing, windsurfing, fishing, scenic walks and cycle rides. Golf is available at Luffenham Heath and Greetham Valley golf clubs.

There is a wide range of schooling within easy reach of the village including independent schools in Uppingham, Oakham, Stamford and Oundle with a healthy mix of both state and private schooling options available.

Description

An attractive Grade II listed stone and Collyweston house, dating back to 1848, set in the heart of this highly sought-after Conservation Village. Beautifully renovated and reconfigured by the current owner, the home combines period character with a stylish modern finish. The versatile layout flows effortlessly, offering both intimate family living and exceptional spaces for entertaining.

A gated driveway provides off-road parking, while to the rear a private, south-facing walled courtyard garden offers a tranquil retreat. A detached orangery annex adds further flexibility, ideal as a home office, studio or self-contained guest suite.

The house opens through a centrally positioned panelled door beneath a decorative fanlight into a wide stone-flagged hallway. To one side lies a dual-aspect sitting room with stone fire breast, raised hooded grate and distinctive arched gable window, while the other reception room has an exposed stone wall, a wood-burning stove and access to a cloakroom and staircase. Both spaces are dressed with plantation shutters, creating a calm and elegant feel.

To the rear of the house, three interconnecting rooms form the heart of the home. A snug with exposed stone walls, whitewashed beams and a double-sided wood burner links to a light-filled dining orangery with French doors opening to the garden, as well as a contemporary kitchen fitted with wooden worktops, Belfast sink, integrated appliances and a Stoves range cooker. A utility room provides additional storage and garden access, while below stairs, the basement has been converted into a gym.

On the first floor, the landing leads to three well-proportioned double bedrooms, each finished to a high standard. They are served by a stylish family bathroom, complete with a claw-foot rolltop bath and separate shower.

Outside

Outside, double gates open onto a private driveway to the side of the house, leading through to a south-facing walled garden. Low-maintenance in design, with gravelled terraces and mature planting, this is a wonderfully private outdoor space, accessible directly from both the orangery and the utility. Within the garden stands the single-storey annex, a beautifully appointed building with French doors, atrium glazing and its own shower room, perfect for use as a fourth bedroom, home office or studio.

This exceptional Ketton home is the perfect blend of heritage and modern living, offering charm, comfort and versatility in one of Rutland's most sought-after villages.





General Remarks

Council Tax

Band D

Statutory Authority

Rutland County Council

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 have been prepared for illustrative purposes, and their accuracy cannot be guaranteed.

Services

Mains water; electricity, gas and drainage are connected. Gas central heating. Fibre optic broadband. None of the services have been tested by the agents.

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

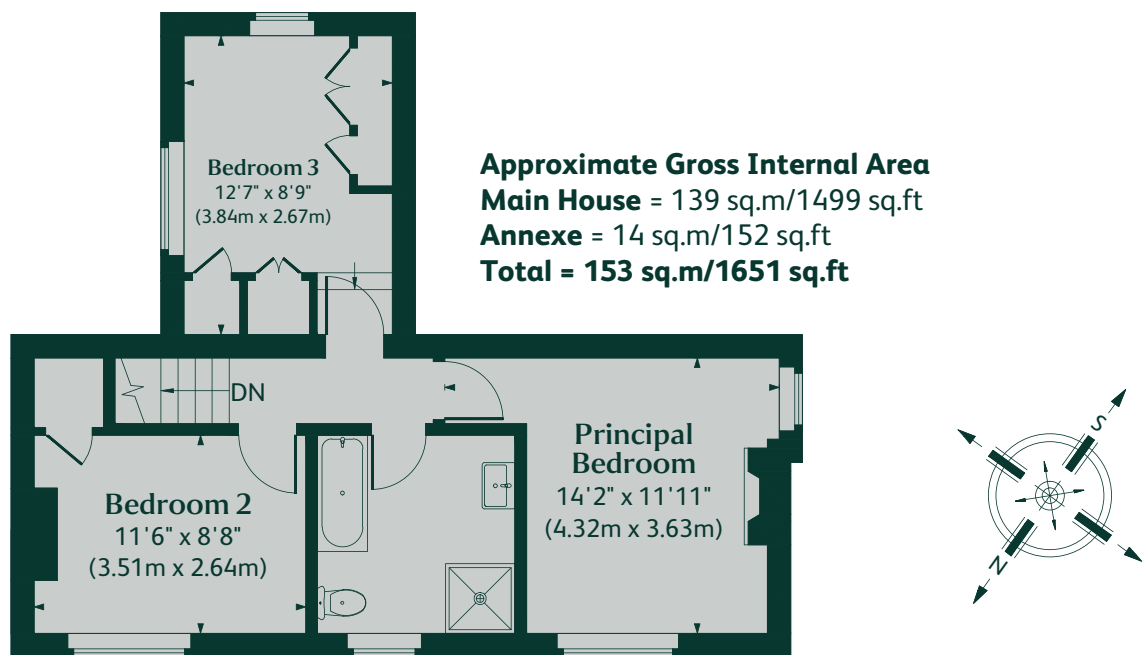
Viewing

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

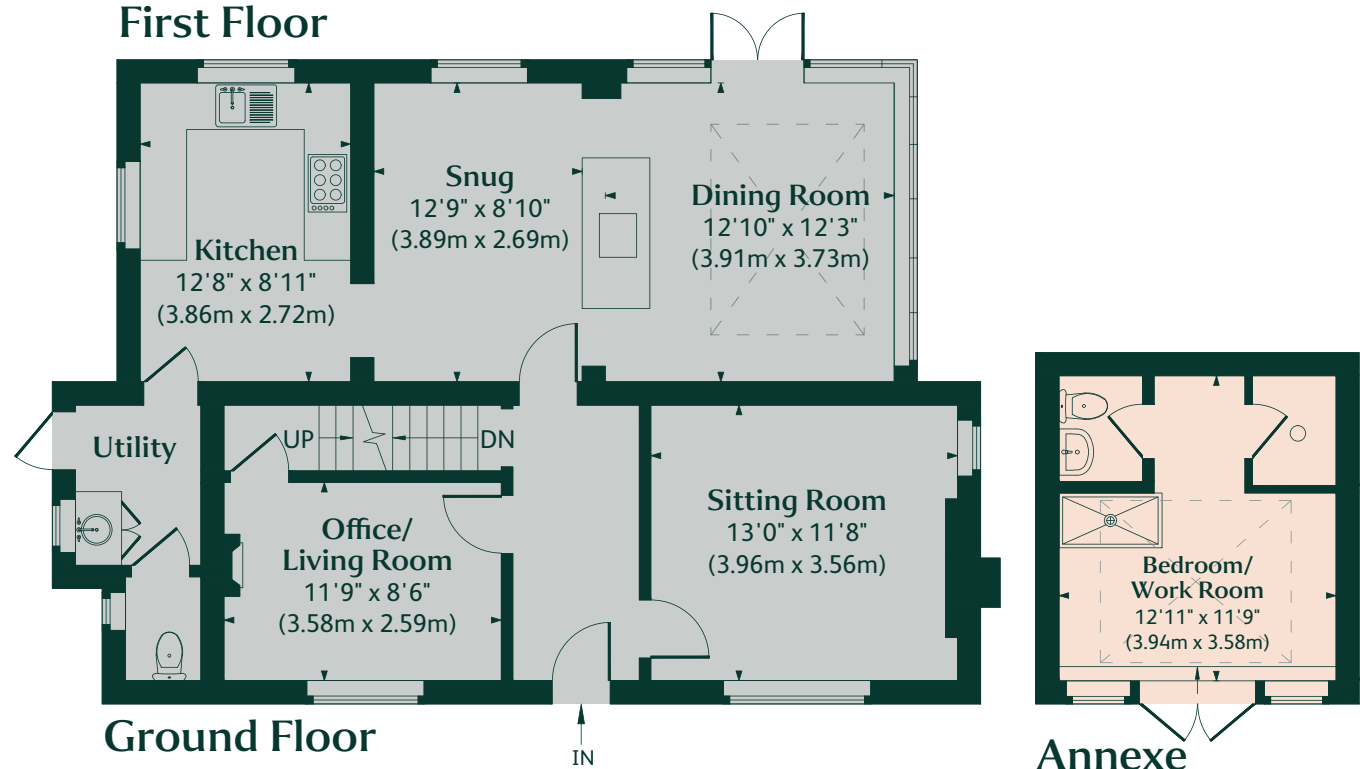
What Three Words

excellent.shields.rugs

Floorplans

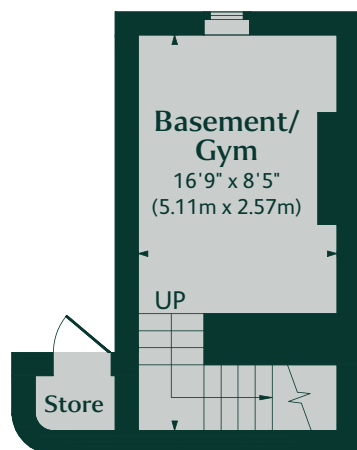


First Floor



Ground Floor

Annexe



Basement

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