



Offers Over £640,000 | Freehold  
Main Street, Whissendine LE15 7ES





## Main Street, Whissendine LE15 7ES

- Guide Price £640,000 - £660,000
- Stunning Four Bedroom
- Grade II Listed
- Period Features Throughout
- Scope for further improvements
- Solar Panels
- Double Garage
- Available with No forward Chain

Dating back to the 1600s, with a sympathetic extension added in the 1800s, this beautifully presented Grade II listed stone home with over 2600sq ft of accommodation, combines timeless character with modern comfort and is offered for sale with no onward chain.

Arranged over three floors, it offers flexible and sizable family accommodation, thoughtfully designed to suit a range of lifestyles and scope for further improvements.

The ground floor exudes warmth and heritage, with the living room, snug, and dining room all featuring exposed wooden beams that highlight the home's period charm. Both the snug and living room are centred around inviting wood burners, creating cosy spaces for family gatherings or quiet evenings. The light-filled conservatory overlooks the garden, offering a tranquil setting to enjoy the changing seasons and providing a seamless connection between indoor and outdoor living.

Upstairs, the first floor hosts a generous principal bedroom complete with an original fireplace, a guest bedroom with en-suite facilities, and a well-appointed shower room. The second floor offers two further bedrooms, ideal for family, guests, or flexible use as a study or creative retreat.





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PROPERTY





SPRE  
PROPERTY

Outside, a gravel driveway provides parking for several vehicles, leading to a double garage, while solar panels on the roof bring a modern, energy-efficient touch to the home. To the rear, a charming lean-to wood greenhouse complements the beautifully maintained gardens, which include a private terrace area perfect for outdoor dining and entertaining.

The property enjoys an enviable position within a welcoming village community, offering an excellent primary school, a village shop and post office, and a traditional public house - all within easy reach. Together, they create a friendly and convenient environment, perfectly suited to family life. This exceptional period property is offered with no forward chain, presenting a rare opportunity to own a piece of history that blends architectural beauty, heritage, and contemporary comfort in an idyllic village setting.



### Ground Floor

Main area: approx. 142.0 sq. metres (1528.8 sq. feet)  
Plus garages, approx. 32.3 sq. metres (347.7 sq. feet)  
Plus outbuildings, approx. 4.1 sq. metres (44.3 sq. feet)

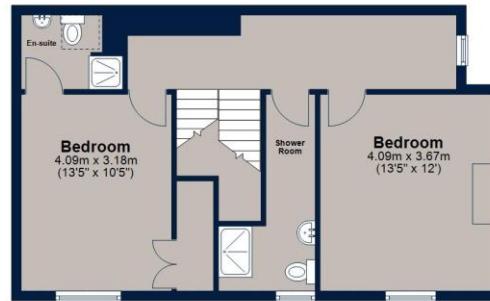


Main area: Approx. 243.6 sq. metres (2622.5 sq. feet)

Plus garages, approx. 32.3 sq. metres (347.7 sq. feet)  
Plus outbuildings, approx. 4.1 sq. metres (44.3 sq. feet)

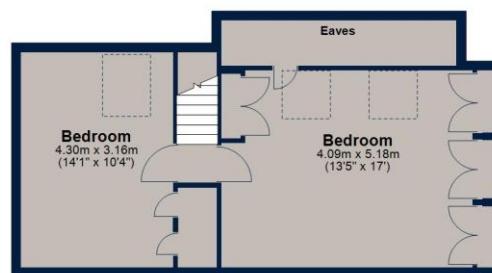
### First Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



### Second Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

## Key Information

Local Authority

Rutland County Council

Council Tax

Band = G

Tenure

Freehold (Grade II Listed)

EPC

Rating = EPC Exempt



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