



 **SPREY** Hillborough House, Whissendine
PROPERTY Asking Price Of £675,000





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. 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.

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.

TENURE: Freehold

All Mains Connected

EPC: Exempted (Grade II Listed)

COUNCIL TAX: G







ENTRANCE HALL:

SNUG: 4.09m x 3.95m (13'5" x 12'11")

DINING ROOM: 5.74m x 4.10m max (18'10" x 13'5" max)

LIVING ROOM: 8.16m x 4.99m (26'9" x 16'4")

CONSERVATORY: 3.43m x 3.99m (11'3" x 13'1") max

KITCHEN: 4.70m x 2.66m (15'5" x 8'9")

UTILITY:

W/C:

LANDING TO FIRST FLOOR:

BEDROOM ONE: 4.09m x 3.67m (13'5" x 12')

BEDROOM TWO: 4.09m x 3.18m (13'5" x 10'5")

ENSUITE:

SHOWER ROOM:

LANDING TO SECOND FLOOR:

BEDROOM THREE: 4.09m x 5.18m (13'5" x 17')

BEDROOM FOUR: 4.30m x 3.16m (14'1" x 10'4")

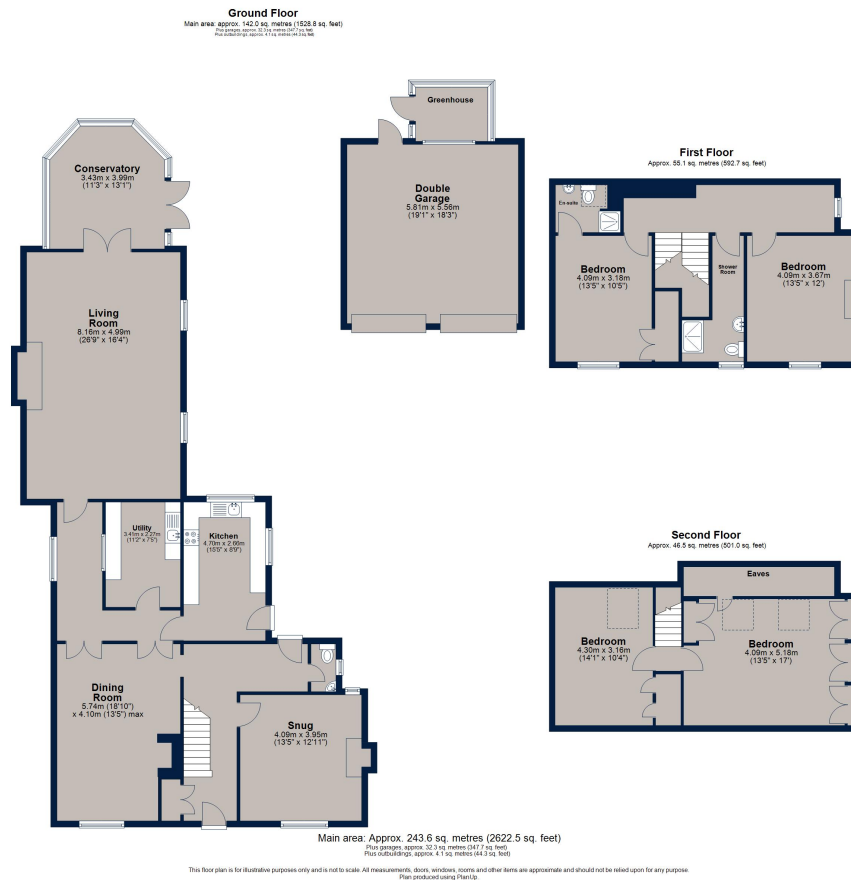
DOUBLE GARAGE: 5.81m x 5.56m (19'1" x 18'3")

GREEN HOUSE:





Hillborough House, Main Street, Whissendine



Osprey Oakham
4 Burley Road
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Osprey Stamford
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Lincolnshire, PE9 1PA
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Osprey Oundle
6 Crown Court
Market Place
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oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
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Conveniently located between Oakham and Melton Mowbray and offers a wonderful setting within the Rutland countryside.

The village offers a very well thought of C.E primary school. The lead HMI inspector stated that school is an outstanding school that is getting better and better.

There is a public house locally along with a local shop/post office and a bus service that services the village from Oakham and Melton Mowbray.

OAKHAM is an attractive market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby.

In addition, there is a British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, from where there is an excellent train service to London, King's Cross.

