

COUNTRY
&
EQUESTRIAN



EAST COURT
BURLEY ON THE HILL





Grand Country Residence Boasting Panoramic Rutland Water Views

East Court forms part of the exclusive Burley Estate, boasting high ceilings and grand proportioned rooms, whilst being of a manageable living size. Benefitting from having recently undergone an extensive renovation programme which now gives all the benefits of country house ownership whilst having turn-key state of the art low-energy living.

Offering private South-East facing walled grounds, adjacent garaging & parking and first-floor exceptional views from the master bedroom out over the Deer Park and Rutland Water beyond. The property has had a no-expense spared refit of the kitchen and bathrooms, a full overhaul of the heating and electrics and an interior designer finish throughout. Having only been occupied a handful of times, this home is still in show-home condition.

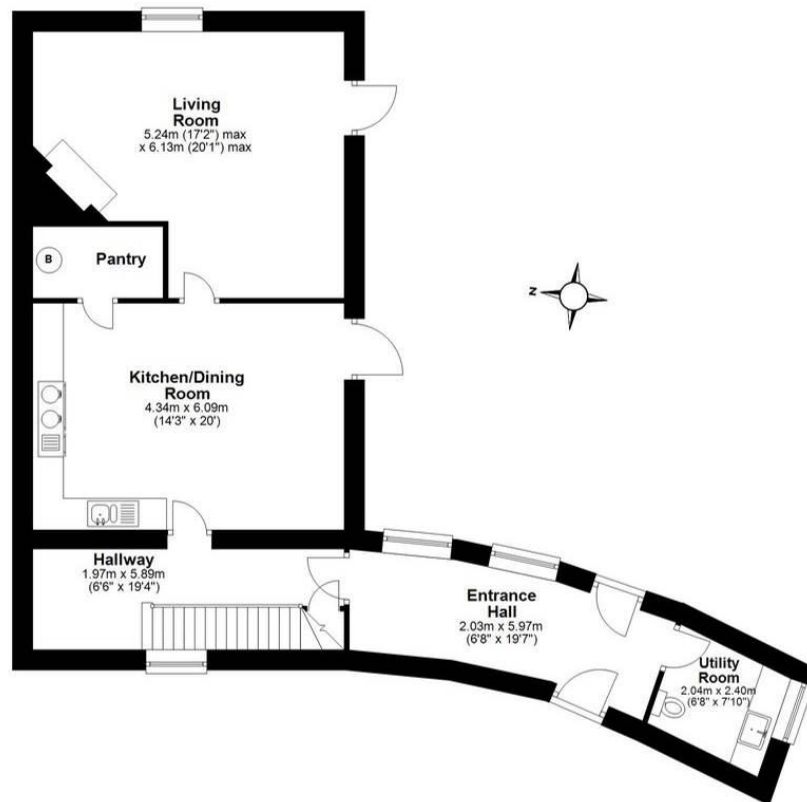
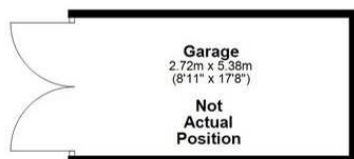
The accommodation comprises a large curved entrance hall with utility boot room off and staircase rising to the first floor, bespoke dining kitchen with high-end finishes including Everhot Range Cooker and Belfast sink, pantry and a welcoming living room with sash windows and log burner. The first floor offers a spacious master suite with dual aspect windows offering stunning views and immaculate ensuite shower room, two further bedrooms and family bathroom with rolltop bath.

Owning East Court gives you part ownership of the Burley Estate, with benefits including walking rights through the 57 acres of Burley woodland and deer park maintained by the estate. Residents can also access the multiple ball rooms within the mansion house for their own use for functions. This offers a unique opportunity to have all of the grandeurs of a country home without the worry of maintenance, with an annual management fee of £2500 which covers maintenance of the building and whole estate.

Offered with NO ONWARD CHAIN.

Ground Floor

Approx. 104.2 sq. metres (1121.4 sq. feet)



First Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



Total area: approx. 178.6 sq. metres (1922.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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