



GRANGE FARM EXTON







Grange Farm is a Grade II listed country estate boasting classical Georgian architecture, with high ceilings and beautiful period features throughout which have been lovingly maintained having been lived in by the same family for many years. Boasting an impressive over 7500sqft of floor space, the property offers a beautiful entrance hallway to the front with bay fronted formal reception rooms to either side, a study with open fireplace, family room opening through to conservatory with patio terrace adjoining, large living breakfast kitchen with AGA, rear hallway with walk-in pantry, boot room, utility room, garden room, study and tack room with bedroom and shower room. Within the entrance hall, the sweeping staircase leads to the first floor, with a large galleried landing giving access to the principal bedroom with large ensuite bathroom, five further bedrooms and two bathrooms. There is also a cellar with wine store and walk-in secure safe room. Furthermore, a self-contained first-floor annexe which sits above the office / bedroom 7 with open-plan living kitchen, double bedroom and bathroom.

With its own tree-lined approach through 25 acres of paddocks and grounds, you can then take either the front entrance with cattle grid and large driveway leading to the grand entrance hallway and sweeping staircase or carry on to drive round to the rear past the conservatory and rose gardens leading to the brick built stable yard with turning circle.

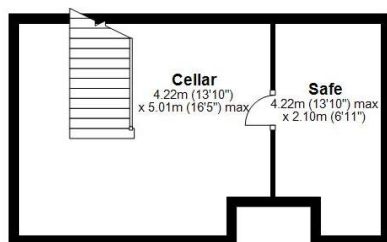
Within the grounds there are a range of barns, including substantial stone units which could convert into further accommodation or offices STPP if desired, Dutch barn, tractor machinery sheds, hard surface tennis court, menage and extensive gardens which have been beautifully landscaped (originally designed for swimming pool however no longer used but has facilities available to reinstate).

Grange Farm is one of Rutland's most attractive country homes believed to have been built with grander proportions than usual due to being part of the Exton estate for family to move from the Exton Hall.

Occupying a highly desirable location within a stone's throw of Rutland Water and situated between the three pretty villages of Exton, Empingham and Whitwell each offering local amenities. The property is also equal distance to the sought-after market towns of Oakham and Stamford, with excellent access to all public schools in the area. For commuters, the A1 is just 10 minutes' away giving quick access to either Grantham or Peterborough with mainline trains to London in approximately one hour.

Basement

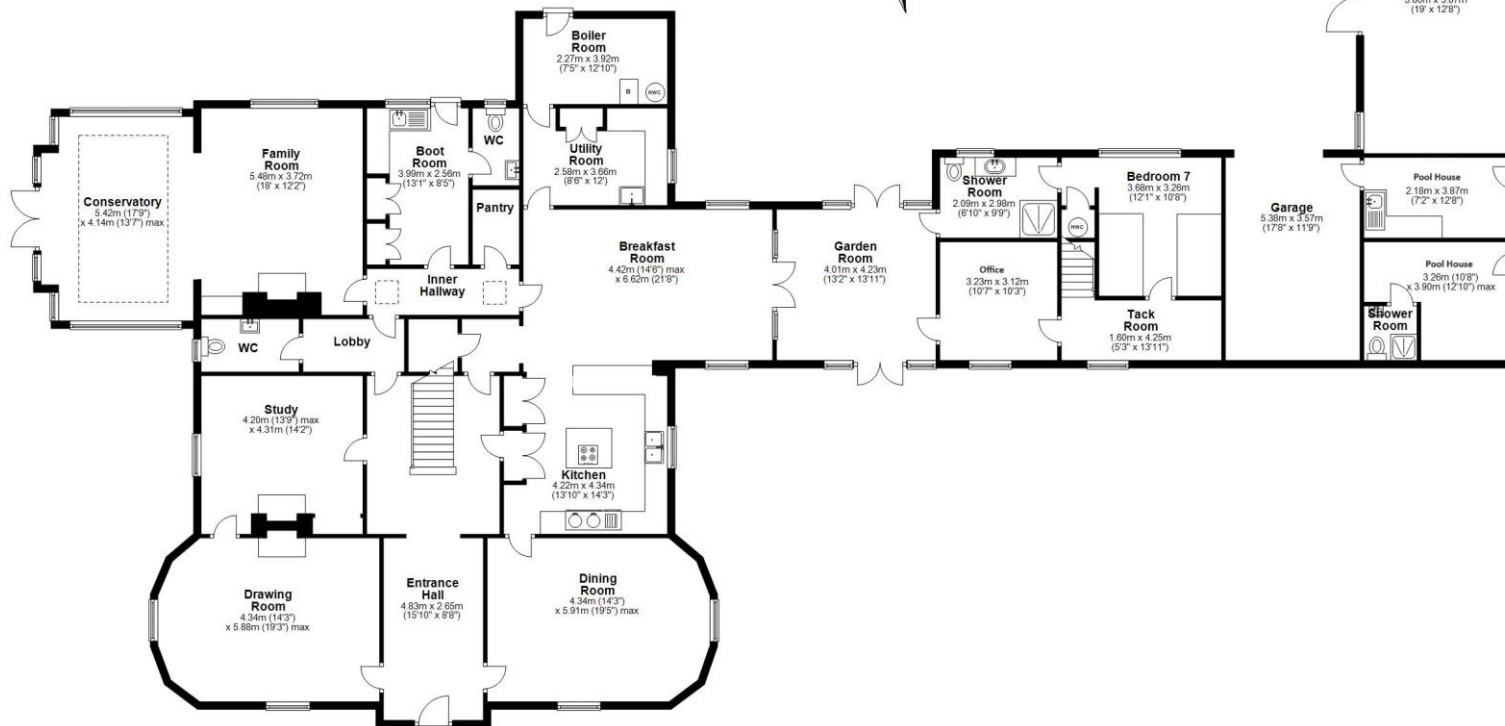
Approx. 29.0 sq. metres (312.0 sq. feet)



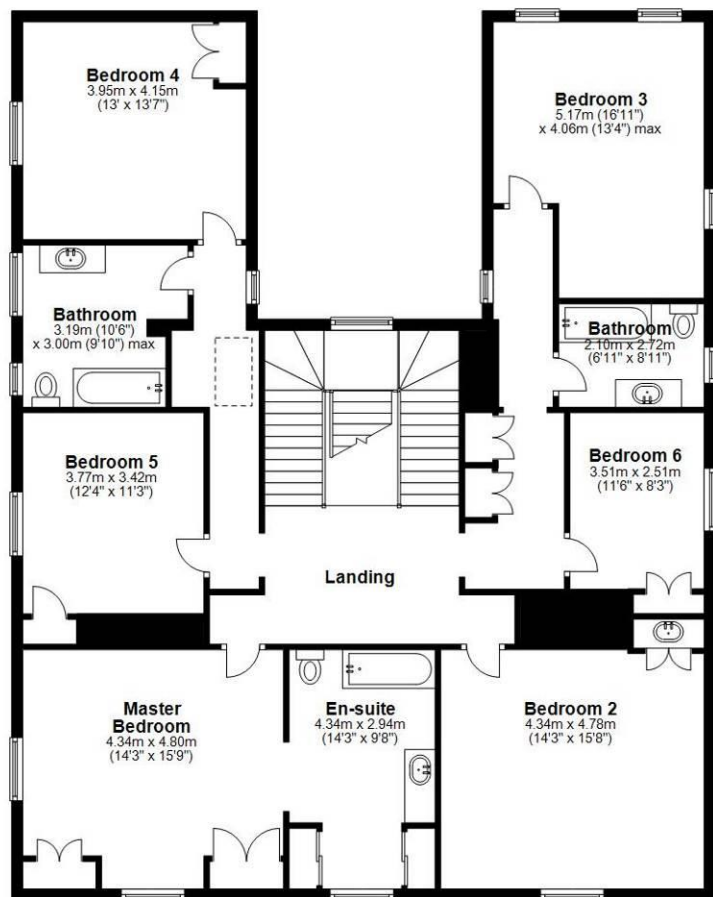
Ground Floor

Approx. 425.2 sq. metres (4577.1 sq. feet)

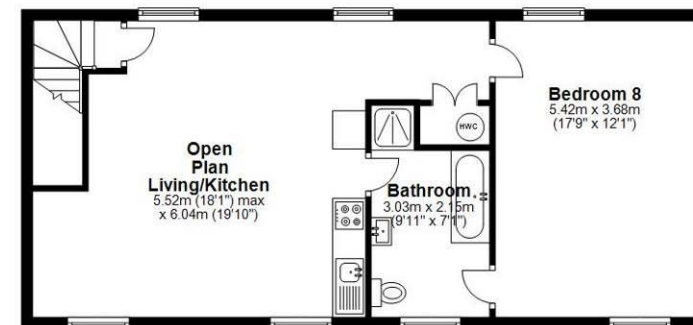
Total area: approx. 691.7 sq. metres (7445.6 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

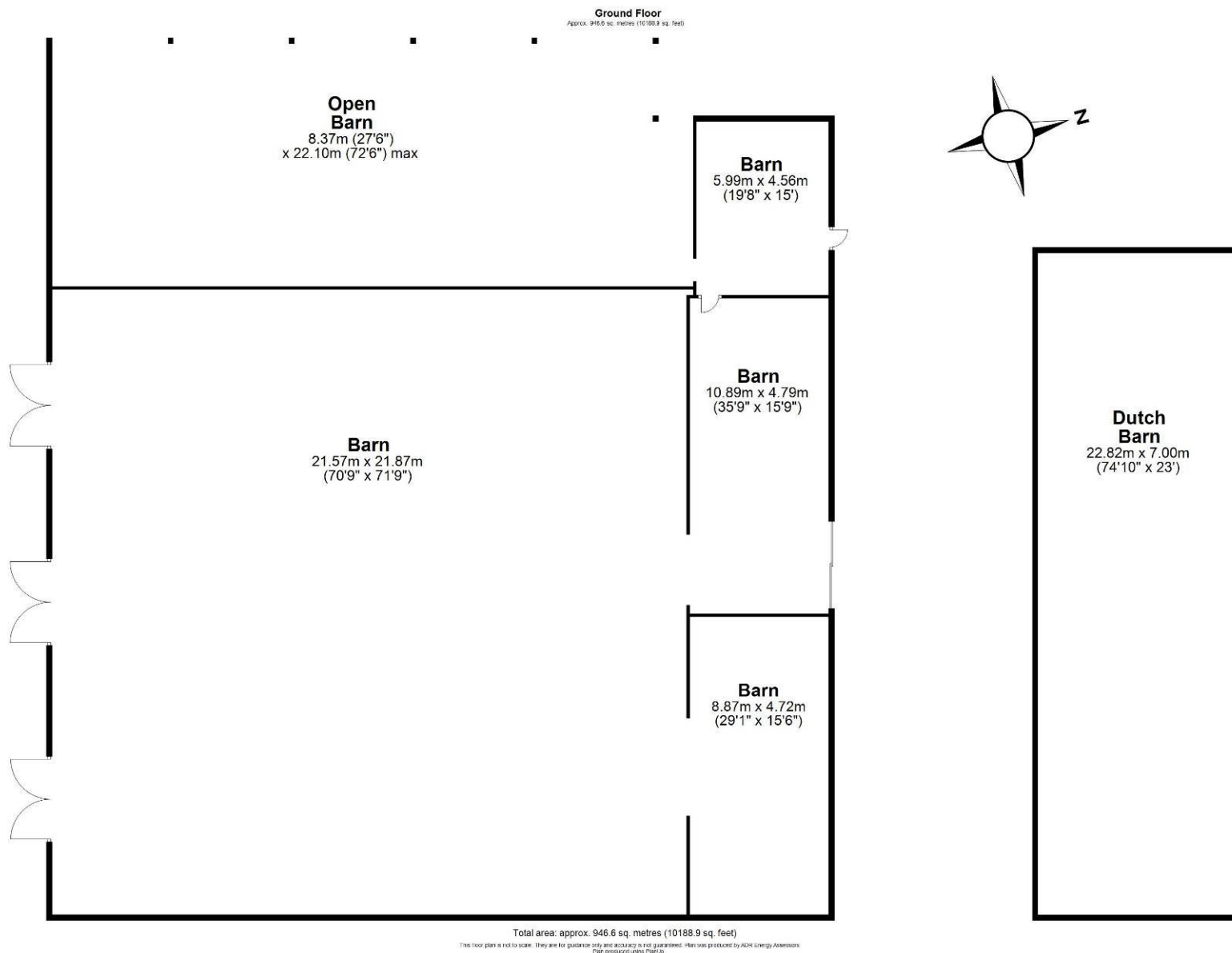


First Floor
Approx. 237.5 sq. metres (2556.5 sq. feet)



Annexe





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