



Lax Hill House
Priory Road | Manton | Rutland | LE15

KEY FEATURES



- *A Modern Home in an Elevated Position in a Prime Rutland Village*
- *Benefitting from a Superb Plot Size of Circa 1.75 Acre (STMS)*
- *Enjoying Far-Reaching Rear Views Towards Rutland Water*
- *Refurbished By Current Owners, Providing Stylish Living*
- *Hallway, Reception Room, Dining Room and Orangery*
- *Open Plan Kitchen/Breakfast Room, Rear Hallway, Utility and WC*
- *Principal Bedroom with Walk-in Wardrobe and En Suite Shower Room*
- *Two Further Double Bedrooms, Served by a Family Bathroom*
- *Double Length Garage, Bin Store, Former Stables Now Provide Extra Storage*
- *Ample Off-Road Parking, Enchanting Front Garden and Lawn Rear Garden*





In the village of Manton in Rutland sits a marvellously renovated family home with spectacular, far reaching views over Rutland Water. Benefitting on the ground floor from a sitting room, dining room, open plan kitchen, orangery that opens on to a terrace, a utility room and WC, the first floor of the warm and welcoming dwelling provides a family bathroom and three bedrooms, with the primary bedroom having its own en-suite and walk-in wardrobe. Detached from the abode, the property further holds a storage building, a double length garage and store rooms, as well as a walled garden to the front of the home and large garden to the rear, culminating in 1.75 acres. Its setting in Manton offers a friendly community with plenty of hobbies to take part in on the doorstep and lots of nature to enjoy, while the market towns of Oakham, Uppingham and Stamford are all in easy reach, as well as close access points to the rest of the country, whether travelling north, south, east or west.







Welcome to Lax Hill House

Renovated from top to bottom, Lax Hill House is a 1950s brick house that has been meticulously brought into the 21st century by its current owners, who fell in love with the home as soon as they saw it on a walk through the area. "We were looking to find the public footpath down the road," they said, "and we came across the property and the for sale board, falling in love with it instantly from the outside. We acted quickly to see if it was still for sale, and lucky for us it was. From the first minute we walked into the house it felt like a true home. You could tell it was well loved, but it needed a full renovation. So, once we bought the property we completely changed it."

It took the owners a year to plan out their thorough transformation, with everything renewed, from a new kitchen and bathrooms to the addition of the orangery, the conversion of a garage to a storage room, and the installation of a new boiler, plumbing, electrics, and windows. "The whole thing was stripped," the owners shared. "All that was left was the brick walls! Now, everything in the house is brand new." Lots of work has also been completed to the garden, opening it up and creating a very manageable space that presents a phenomenal and rare vista across Rutland Water to Oakham.



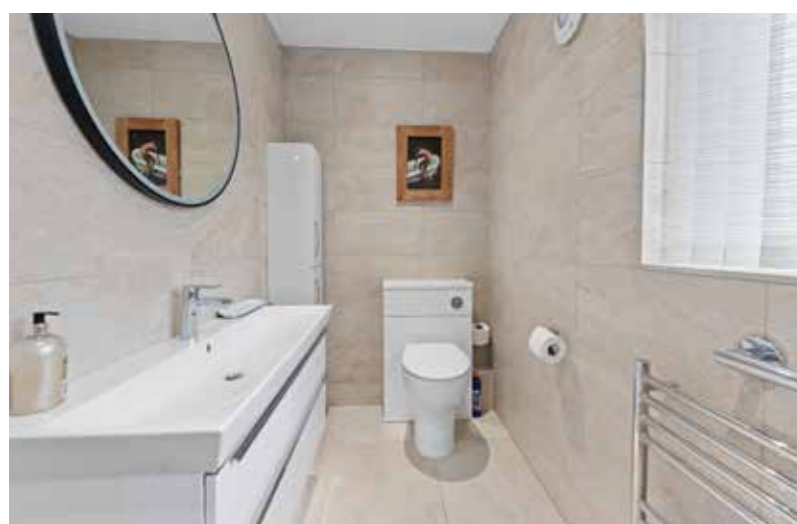
Take a tour

Arriving at Lax Hill House, a stone wall with gates opens to a driveway. While this guides you to the double length garage, old stables in which there is still a horse trough (now store rooms), and back door, a further pedestrian gate in the stone wall will take you to the walled, cottage garden and front, oak door.

Stepping into the light and bright home, one is welcomed by an entrance hallway with glazed doors, providing you a sneak peak of the property's stunning Rutland Water views, and a taste of the warm, neutral colour scheme that can be found throughout. Immediately to the right is the dual aspect sitting room, with electric fireplace, whereas to the left is the dining room, followed by the expansive kitchen.

The contemporary, open plan kitchen hosts lots of storage space, a wine rack, and all the appliances one would expect to find including a built-in fridge freezer, built-in dishwasher, and an AEG double oven. A superb island stands in the centre with breakfast bar seating and an integrated Bosch hob which is internally vented. To one side there is a separate utility room and WC, and a door to the driveway, while on the other, doors lead to a patio within the aforementioned walled garden. Ahead is the outstanding orangery, with tranquil views, a roof lantern, and bifold doors onto a terrace that runs the width of the garden — perfect for alfresco dining. "It's a great home for entertaining," the owners shared. "We can sit outside or in the orangery, then go through into the dining room and from there retire to the lounge afterwards. We really do use every part of the house; it's worked very, very well for us."





Exploring the first floor, turning right off the stairs, one will discover the first double bedroom, which is dual aspect and features fitted cupboards. Continuing along the landing, there is a new family bathroom, followed by another bedroom with eaves storage. The brilliant primary bedroom has a walk-in wardrobe, further made to measure wardrobe, an en-suite wet room and the most peaceful vista. "We'll certainly miss laying in bed and looking out of the patio doors in a morning," the owners said, "seeing the sun rise, the glorious colours and birds flying over. It's such a beautiful sight. From our bedroom you can see all the way over the reservoir."



Moving outside to the rear of the property, the terrace provides a space to bask in the sun, entertain friends or simply unwind.

Stepping down to the large, relaxing garden, with a long lawn and a peppering of trees and planting, the owners have ensured to design the outdoor space for easy maintenance, allowing you more time to absorb the calm oasis and its lush green countryside and water views. The owners noted: "You have the garden and then agricultural land at the bottom. This enables uninterrupted views because we actually bought the field area so no one can block our outlook. You can see quite far from the house, with the Oakham church steeple on the horizon. When the sun hits it, it is beautiful." The wildlife haven behind Lax Hill House also means the owners get to experience magnificent birds, with the area having been wonderful for encouraging ospreys to breed, with one of their nests visible from the home, allowing you to witness the first flight of chicks.





Away from the abode, Manton offers various clubs, a community gym, a village hall, an historic church, and a pub which can be walked to from Lax Hill House. For those who appreciate the outdoors and seek an active lifestyle, the

village is pleasantly placed to the south west of the famous Rutland Water, which is a delight to explore, with everything from walking to cycling to fishing and watersports. Moreover, there is Rutland Water Golf Course and the nearby village of

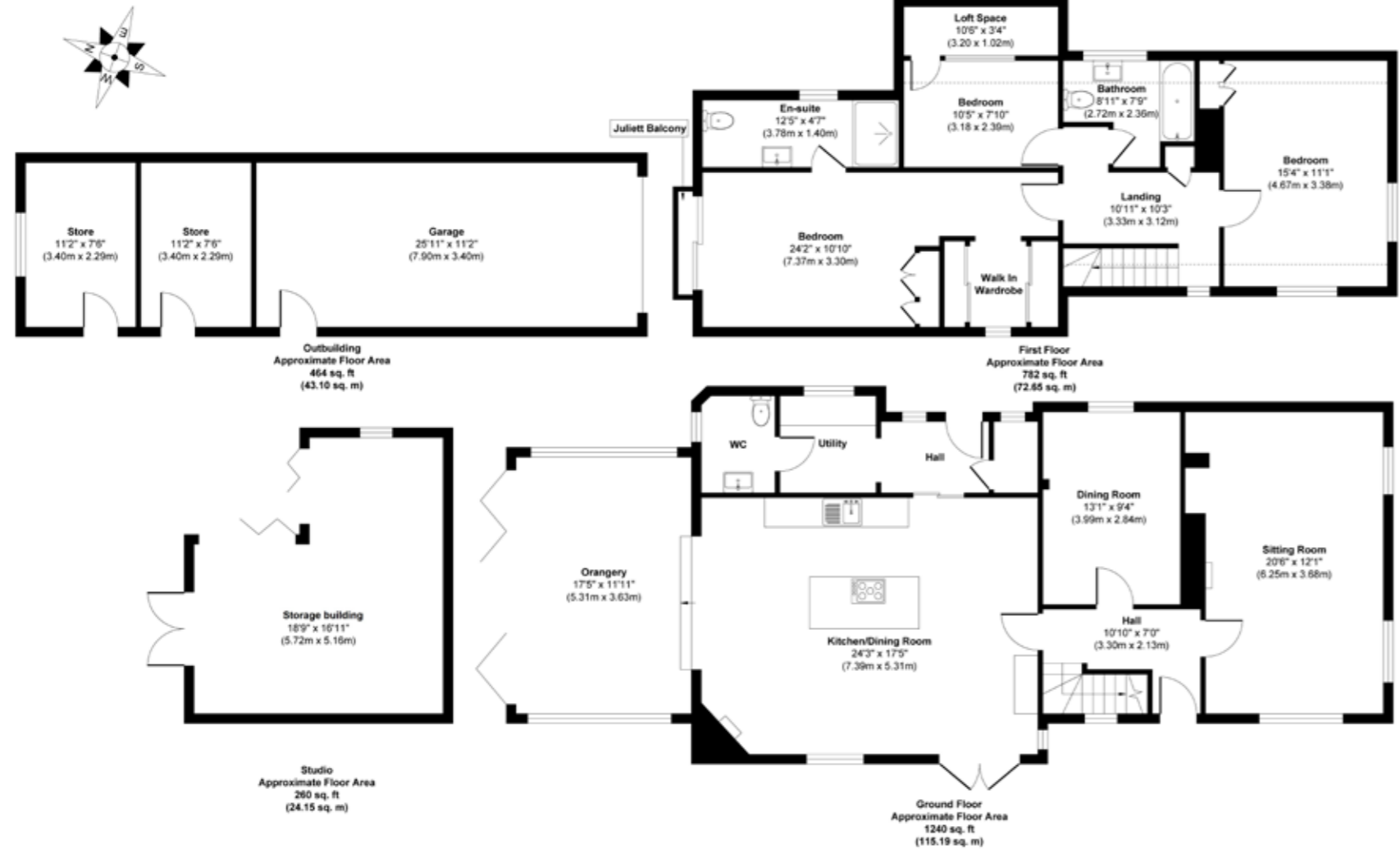
Edith Weston has yachting, while for the nature enthusiasts there are reserves at Egleton and Lyndon where one can relax amongst the wildlife.

Further amenities can be found in the splendid selection of nearby market towns, with Oakham and Uppingham just over five minute's drive away, and Stamford a less than 20 minute drive. Neighbouring villages and towns provide good schools,

and fantastic road links make travel and commuting easy while giving access to the handy London rail links available at Peterborough and Corby.

The owners note that the community in Manton is lovely. "We've never known a village where there's such wonderful people," they added. "We'll be sad to leave."





Approx. Gross Internal Floor Area
Main House = 2022 sq. ft / 187.84 sq. m
Studio = 260 sq. ft / 24.15 sq. m
Outbuilding = 464 sq. ft / 43.10 sq. m
Total = 2746 sq. ft / 255.09 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Water, Drainage and Electricity and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: F

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 42 D | 77 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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