



Hawkes Rest

Cold Overton Road | Oakham | Rutland | LE15

FINE & COUNTRY

KEY FEATURES

- A Well Presented Single Storey Family Home With Country Views
- Situated at the Edge of the Market Town of Oakham
- Reception Room, Kitchen / Dining Room and Utility Room
- Master Bedroom with Dressing Room and En Suite Bathroom
- Further Two Bedrooms and a Shower Room
- Substation Loft with Potential for Further Accommodation, Subject to Planning
- Gated Front, Double Garage and Paved Parking for Several Cars
- Wooden Cabin with Electricity, Ideal as Home Office or Studio
- Large Garden, Mainly Lawn with Vegetable Patch and Orchard
- Total Plot is Approximately 1.5 Acres (Subject to Measure Survey)
- Total Accommodation of the House is Approximately 1608 Sq. Ft, with the Loft it is 2363 Sq.Ft.





Tucked away on the edge of the Rutland market town of Oakham, Hawkes Rest is a tranquil retreat sitting on one and a half acres of land. Surrounded by spectacular countryside views, the single storey home comprises three bedrooms — with the master having its own dressing room and en-suite — a shower room, reception room, kitchen, dining room, utility room, WC, loft, front and rear porches, a double garage, log cabin, and a scattering of other buildings and structures throughout the substantial wildlife-friendly garden.

Built around 15 years ago, the current owners bought the property in March 2021, attracted by the outstanding views it presents across Rutland Water and Oakham. They said: “Every window of the home provides such peaceful views, and it’s just so serene after living on a housing estate previously. You can see over the top of the houses in Oakham, across the local reservoir and fields, and on to the village of Barleythorpe. When we looked around the house we couldn’t stop staring out the windows!” It was the potential of the land, though, that really made the plot stand out. “For us it was all about finding the right

piece of land and a spot that could accommodate animals. Lockdown taught everyone a lot and we wanted to own a small holding, inspired by our daughter’s work at a children’s farm, to live in a place offering fresh air and a chance to get outdoors. With an acre and a half of land, though it wasn’t initially useable and required taming, we knew Hawkes Rest was ideal for us.” Since moving to the abode the owners have introduced pygmy goats, sheep, chickens, ducks, rabbits, guinea pigs, cats, and five dogs — one of which has just had puppies. A haven for wildlife, the property is also visited by muntjacs, foxes, pheasants and more, while a field at the back holds cows, and neighbours and a farmer at either side have sheep.

“Hawkes Rest has been our fresh start, providing a new perspective,” the owners noted. “Everyone always says to us ‘you’re living the life I want to live with your animals, land and views’ — we truly have been experiencing the dream here and will miss the property dearly, but we’re moving to be closer to our son.”

Take a tour

One approaches Hawkes Rest via a beautiful, sweeping driveway, enclosed by lush foliage — stunning to admire as the colours change through the seasons. After parking up in the larger than standard double garage, grab a snack from the pear tree before opening the patio door, which takes you into a front porch that remains lovely and warm even in the winter. From here one can step into the house's hallway, or lobby area.

Off to the right is the owners' favourite room in the home, the cosy lounge, featuring a marvellous stone fireplace and big windows that allow the optimal opportunity to absorb the surrounding vista. "It has the best views over Oakham and Rutland Water in the house, and of the field next door where in the spring baby lambs skip up and down." A beam runs overhead, while a set of patio doors lead on to the driveway, where a table and chairs could be placed.

Coming back through the hallway, ahead is the kitchen, the pièce de résistance of which is the Rayburn. "In the winter we light the fire in the lounge and Rayburn in the kitchen. With these you don't need to worry about the heating; it's a very warm house in every sense." The dining room connects to the kitchen, while a further hall provides access to a spacious utility room and WC, and rear porch that stops draughts in their tracks.

To the left of the entry is the huge master bedroom with built-in wardrobes and an en-suite including a bath with a shower over. Across from here is the main shower room with a double shower, with both bathrooms hosting underfloor heating and electric towel rails. One can then explore the remaining two bedrooms, which the owners note are "nice and bright."

To complete the journey around the house, venture up to the giant loft. "One of the things that drew us to the property was the loft," the owners explained. "We are quite disappointed that we didn't get a chance to fulfil our vision for it. We invited an architect in when we first moved to check the floor and that our plans would be able to go ahead. After touching base with the builder of the dwelling and confirming that the floorboards were all ok and load bearing, we were told building work could certainly get underway to put dormers in on the back of the property and create two large bedrooms with either a big bathroom for them to share or an en-suite for each. That was our long term plan but we've just been too busy in the garden! The architect even said that we could turn the home into a two storey if we wanted to, so there is a lot of potential here, as well as outside on the plot of land, where there are brick-built buildings that could be converted."









Stepping outside of the house, it is essential to make a stop at the log cabin. "It would be an ideal home office," the owners stated. Currently the cabin accommodates a living area in the front with a crafting space behind, and looks out on to the orchard and paddock.

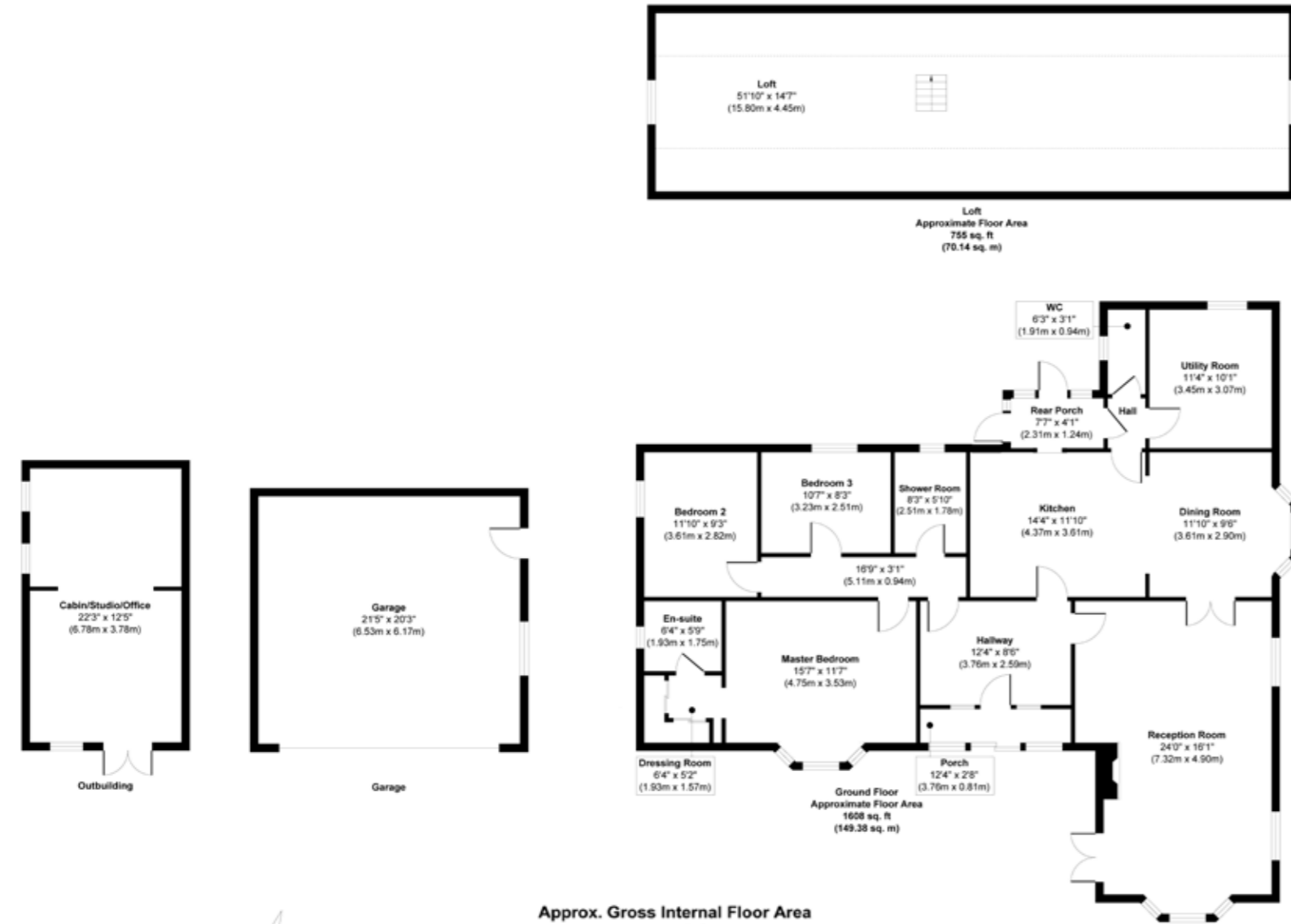
Travelling into the substantial garden, which is bathed in sunlight all day round, there's plenty of lawn for children and pets to run on, a handful of buildings, and spots for the owner's animals, alongside pockets of patio with a homemade bar sitting on one and alfresco dining space on another, perfect for entertaining. There's a vegetable patch and greenhouse, a natural pond and a little woodland area, and an orchard with greengage, plum, pear, fig, cherry, damson, walnut, and apple trees providing an easy ingredient source for fruit pies. The owners enthused: "One of our daughters loves cooking so she also makes a lot of jam!"

Getting stuck in to working on the land and preparing it for their animals has been particularly enjoyable for the owners: "We've learned so much while living here and have unveiled a few things, such as the set of derelict kennels."

The house additionally holds solar panels on its roof generating around £2,500 a year and fibre optic broadband.







Approx. Gross Internal Floor Area
 House = 1608 sq. ft / 149.38 sq. m
 Loft = 755 sq. ft / 70.14 sq. m
 (House + Loft) = 2363 sq. ft / 219.52 sq. m
 Outbuilding (Garage + Cabin) = 712 sq. ft / 66.14 sq. m

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



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Septic Tank and Oil Fired Central Heating

Fibre Optic Broadband
Solar Panels

Council Tax Band: D

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes:
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Perfectly positioned

On the outskirts of Oakham, the owners highlight that they were drawn to the area because of the peace and quiet it provided: “We love being in a small town away from hustle and bustle. Nice and friendly, when we moved in we were treated as locals instantly. We also like that we can easily walk into the town, often to have a meal or go to the farmers market.”

Oakham is the county town of Rutland, holding a rich history, delicious restaurants and myriad independent and high street shopping opportunities and amenities. History buffs can travel back in time with a visit to Oakham Castle, a stop at Rutland County Museum, and take in the characterful town’s architecture and landmarks. Meanwhile art exhibitions, antiques fairs, dance classes and more events can be found throughout the year at Victoria Hall, regular markets present the finest local produce, the train station provides handy rail links to Peterborough, Leicester and Birmingham — prime for commuters and day trips — and there are excellent schools in the area. For those who like to be active, Rutland Water sits on the edge of town, offering a plethora of leisure activities on and around England’s largest inland lake, from walks to water sports to nature reserves.





Fine & Country
Tel: +44 (0) 1572 335 145
rutland@fineandcountry.com
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

