



# SUNDIAL HOUSE

CHURCH STREET, WING



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A 17<sup>th</sup> century, Grade II listed, four-bedroom cottage with spacious and flexible accommodation, positioned on the edge of this Rutland village with far reaching countryside views.



- Reception hall
- Living kitchen
- Dining room
- Sitting room
- Study
- Utility room
- Downstairs shower room
- Four double bedrooms
- Family bathroom & separate shower room
- Private driveway
- Stone-built outbuilding
- Rear garden with countryside views
- Grade II Listed

Uppingham 3 miles

Leicester 22 miles

Stamford 10 miles

Oakham 5 miles



## Sundial House

Church Street  
Wing  
Oakham  
Rutland  
LE15 8RS

### ACCOMMODATION

Enter the property into a reception hall with exposed brick flooring, a large window with a window seat looking out to the front, a spacious cloak cupboard and stairs rising to the first floor.

The reception hall then flows into the dining room with flagstone flooring, window to the front with a window seat and a large fireplace with exposed brickwork and a working open fire.

Steps down from the dining room take you into a glass atrium area with a set of double doors leading onto the terrace. This then leads into the living kitchen, a well-proportioned room with windows to three elevations allowing plenty of light and making the most of the glorious views. There is a good range of floor standing and wall mounted cupboards and drawers and a central island with a halogen hob inset. There is an eye-level oven, integrated fridge, a Butler sink with mixer tap over, tiled floor with underfloor heating and space and plumbing for a dishwasher and fridge freezer. This room also allows plenty of space for a table and sofa and also benefits from a large walk-in pantry.

Just off the kitchen is the utility room offering further storage, space and plumbing for white goods and a secondary Butler sink. There is also a downstairs shower room with a shower, low flush WC and wash hand basin.

The sitting room sits to the front of the property with high ceilings, two windows with window seats and a large fireplace with wood burner. A second door from the sitting room leads into an inner hallway with the main staircase to the first floor.

The ground floor accommodation is completed by a useful study or additional reception room, looking over the garden with a door to the side.

The master bedroom is a generously proportioned room sitting to the rear of the property overlooking the countryside beyond.

There are a further three good sized bedrooms, all three of which span the depth of the house from front to back with windows looking out to the front.

The first-floor accommodation is completed by a family bathroom and a shower room. The family bathroom with free-standing, roll top bath, wash hand basin, low flush WC and heated towel rail. The shower room with a double shower cubicle, low flush WC, wash hand basin and heated towel rail.

### OUTSIDE

To the outside, there are double gates to the right-hand side opening up to a gravel driveway with an additional gravel driveway to the far left of the property. The garden itself consists of a combination of hard landscaped entertaining areas, raised floral and shrub borders and lawned areas, all providing fantastic views over the valley and countryside beyond. There is also a stone-built outbuilding with a pantile roof, power and a working log burner, currently used as garden storage but could be converted into a home office or additional room.

### LOCATION

Wing is a much sought-after Rutland village based south of Rutland Water, four miles from Oakham and three miles from Uppingham. The King Arms, the local public house, is a well-known and much-loved pub and restaurant with a great reputation throughout Rutland and beyond. Wing also offers a popular farm shop comprising a restaurant/tea room and provides a comprehensive range of local farm produce, fine wine and every day essentials. There is a good bus service to all local market towns and great road links to Leicester, Stamford and Peterborough.

### DIRECTIONAL NOTE

From Oakham take the Uppingham Road (A6003), passing under a bridge and climbing the hill. At the top of the hill take the left turn sign posted to Manton. On entering Manton take the first turning on the right onto Wing Road. Continue on this road until you enter the village of Wing on Top Street. Follow Top Street taking a left at the church onto Church Street. Continue down the hill and you will find Sundial House on your right.

### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band F.

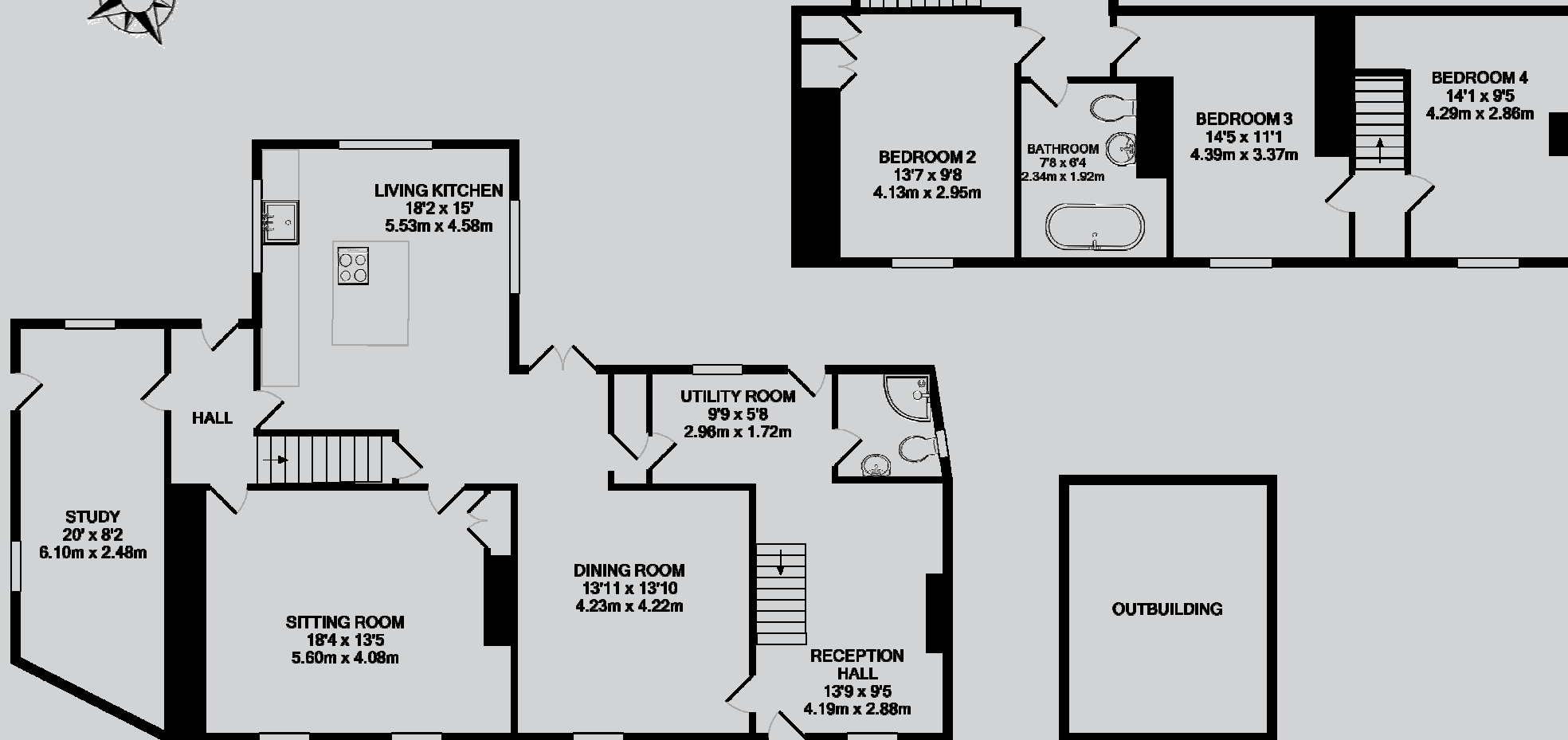




**Sundial House, Church Street, Wing, Oakham, Rutland LE15 8RS**

House Total Approx Gross Internal Floor Area = **2001 SQF / 185.9 SQM**

Measurements are approximate, not to scale, illustrative purposes only.







**JAMES  
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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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