



NORVIC HOUSE
STRETTON, RUTLAND

JAMES
SELICKS



“... SPACE FOR FAMILY, LIFE AND MORE ...”

Offering a rare combination of space, flexibility and countryside outlooks, Norvic House is a substantial property in the Rutland village of Stretton, arranged to accommodate two separate households within one building. With two kitchens, separate entrances and staircases, and interconnecting doors on both the ground floor and first-floor landing, it lends itself particularly well to multi-generational living or providing independent accommodation for extended family.

- Currently Arranged As Two Independent Homes • Generous Reception Rooms & Living Spaces • Two Kitchens • Six Bedrooms
- Three Bathrooms • Garden Views • Generous Plot • Ample Driveway Parking • Countryside Setting • Scope To Personalise and Improve

Ground Floor

Norvic House is a substantial and versatile property arranged as two similarly proportioned homes within one building. Interconnecting doors on the ground floor and first-floor landing link the two areas, each with its own entrance, kitchen and staircase, making the layout well suited to multi-generational living or two households.

One side comprises a dining kitchen, separate dining room, snug and sitting room, alongside a shower room and laundry. French doors from the conservatory open onto the garden, creating an additional space to relax and enjoy the outlook.

The second side features a kitchen with a freestanding island and a spacious garden room with windows on three sides and direct access to the garden. A separate lounge, snug and cloakroom are complemented by a utility room and bathroom. A rear porch completes the ground-floor accommodation.

With generous reception space and the option for each household to enjoy its own living area, the layout offers considerable flexibility while allowing both sides to remain connected.



First Floor

The first floor offers six bedrooms arranged across two landings, creating a flexible arrangement with room for family life, visiting guests and the changing needs of a busy household. An interconnecting door links the two sides of the property, allowing each area to remain connected while retaining a sense of independence. Sloping ceilings and dormer windows follow the roofline, giving the rooms varied proportions and a distinct layout.

The largest bedroom spans the end of the house, with a window set into the gable, while another generously proportioned room extends from the front to the rear. Four further bedrooms provide plenty of choice for family members, guests or alternative uses, whether as a hobby room, dressing room or additional workspace.

A separate study offers a quieter space to work from home, pursue hobbies or create a dedicated dressing room away from the main living areas. A shower room and separate WC serve the first floor, completing an adaptable layout with scope to suit a variety of household arrangements.

Outside

Set behind wrought-iron gates, Norvic House is approached via a broad gravel driveway with ample parking, while established hedging creates a sense of privacy around the house and gardens.

The gardens offer plenty of space to enjoy outdoor living, from relaxed mornings on the patio to long summer evenings beneath the pergola, where festoon lighting adds atmosphere after dark. Lawns and planted borders create a pleasing green setting, complemented by raised beds for growing flowers or home-grown produce.

A covered timber seating area provides a sheltered spot to unwind, while a further terrace with wrought-iron table and chairs is well suited to outdoor dining. A greenhouse will appeal to keen gardeners, and beyond the established grounds, views stretch across the surrounding open countryside.

Location

Stretton village is located approximately eight miles east of Oakham. The village offers a parish church, public house, essential day-to-day shopping is obtainable from the nearby garage and a more comprehensive supermarket is only a short drive away. Schooling is available at Cottesmore and Great Casterton, with free school buses each morning and evening and the easy access to the A1 is an advantage for commuters travelling north or south in addition to local journeys

“... FLEXIBLE LIVING FOR
MODERN FAMILIES”



Services & Council Tax

The property is offered to the market with mains water and electricity, coal & electric central heating and private small sewage treatment plant.

Rutland County Council – Tax Band G

Tenure

Freehold

A Property Worth Discovering

Norvic House offers a rare opportunity to acquire a substantial and versatile home with the flexibility to accommodate two households, whether for multi-generational living or extended family. With generous reception space, six bedrooms, established gardens and views across open countryside, it combines practical versatility with plenty of scope to enjoy life at home. The property's unique layout and range of accommodation are best appreciated in person.

Viewing This Property Is Highly Recommended By The Agent





Norvic House, Stretton LE15 7QT

House Total Approx. Gross Internal Floor Area incl. Garage = 3440 ft² / 320 m²

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





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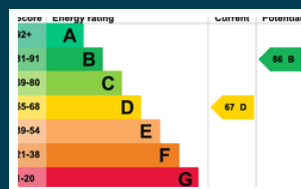
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Measurements and Other Information

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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