

# Large Bungalow in Idyllic Conservation Village with Outbuildings and Paddocks For Sale Freehold

Westaway | 8A Reeves Lane | Wing | Rutland | LE15 8SD



Located Close to the Conservation Area with Superb Views over the Martinsthorpe Valley of the River Chater

Grounds Extending to a Total of 0.96 Hectares, 2.4 Acres Including Paddocks, Mature Private Gardens and Yard

Over 8,800sqft of Useful Agricultural Buildings with Separate Access

For Sale Freehold with Vacant Possession

£950,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

Located approximately 1.5 miles to the south of Rutland Water is the beautiful conservation village of Wing. Wing is located approximately 2.7 miles to the north-east of Uppingham and 3.7 miles to the south-east of Oakham, the county's only towns.

The village located approximately 17 miles to the east of Peterborough and 20 miles to the west of Leicester and the M1 and M69. Corby is 10 miles to the south, the village being located halfway between Uppingham and Oakham off the A6003.

The village of Wing has a population estimated to be just over 300 residents with a history dating back beyond the 12<sup>th</sup> Century with a historic turf maze, thought to be medieval.

Rutland Water Nature Reserve is approximately 1½ miles to the north boasting a 23-mile perimeter track and extending to cover over 3,000 acres of countryside. The lake is a popular destination for sailing, fishing, cycling and walking with a number of visitors centres, public houses and hotels on its perimeter.

The property is located on the western side of Wing, close to the Conservation Area.

## Description...

Westaway is a large detached bungalow benefitting from replacement windows, oil fired central heating, having 4 bedrooms, master en-suite and 3 reception rooms. It sits in formal gardens which extend to a yard with useful agricultural buildings and a paddock extends to the rear.

This property presents the perfect opportunity to breathe new life into this commodious space with undoubted scope to unlock its full potential.

## Accommodation...

A spacious Entrance Hall with tiled floor and access to the integral garage leads through to an Inner Hallway with WC and full height airing cupboard.

Utility Room.....4.3m x 1.6m  
Having 5 door cupboards, space for appliances.

Kitchen Diner.....7.7m x 3.7m  
Having a range of fitted units, round edged worksurfaces with double stainless steel sink with drainer, additional storage units, Aga, tiled splashbacks, space for domestic appliances and doorway into conservatory.

Conservatory.....8.2m x 4.2m  
Having doors to the rear garden, kitchen and both living rooms and unique rear views.

Lounge.....4.7m x 3.6m  
Having open fireplace and built-in cupboards.



Lounge.....5.5m x 4.1m  
With window to the rear elevation.

Bedroom 3.....3.6m x 3.4m

Bedroom 2.....4.7m x 3.9m

Bathroom

Having fully tiled family bathroom comprising bath with shower plumbed in over, walk-in shower cubicle, low level WC, bidet and pedestal hand basin.

Master Bedroom.....5.6m x 3.8m  
With window to the front elevation and wardrobe.

En-Suite

Shower room with low level WC, pedestal hand basin, mirror fronted medicine cabinet and corner shower cubicle.

Stairs lead from the hall into the roof space and Integral Garage.

Bedroom 4.....8m x 2.1m

Integral Garage.....5.7m x 4.7m

Having electric roller shutter door.



## Outside...

A double gated access leads to a block paved return driveway with lawn and access gates on either side to the formal gardens at the rear.

To the rear of the property is a patio area and private side garden with glasshouse, a retaining wall leads up to a small enclosed rear lawn giving unrestricted views over the valley and private paddocks.

A shared side access leads off Reeves Lane to a second double gated access leading to the rear garden where there is an extensive surfaced yard area being approximately 0.5 acres where there are two main buildings.

Tractor Store.....22.6m x 9.2m, 209sqm  
Internal eaves height 3.5m, concrete floor, partitioned to provide a number of workshop areas.  
Linked Structure.....9.3m x 4.7m, 44.5sqm  
Animal Shed.....26m x 21m, 570sqm  
Average Internal Eaves Height of 4.1m.  
Total Accommodation.....824sqm, 8,870sqft

To the south of the stores is a 4 bar fence with gated access to the gardens and paddocks, having a variety of mature flower borders and mature trees adjoining the Conservation Area.

The site enjoys an elevated position with views towards Braunston and Knossington along the valley of the River Chater to the north.



## Tenure...

The property is available for sale freehold with vacant possession.

## Outgoings...

The property is rated at Council Tax Band F with Rutland County Council.

## EPC...

The property has an Energy Performance Asset Rating D55 (expired) which is being updated. Full details are available on request.

## Viewing...

Images from 2022. All viewings are to be made by appointment through the agent, Poyntons Consultancy. [sales@poyntons.com](mailto:sales@poyntons.com) | [poyntons.com](http://poyntons.com)



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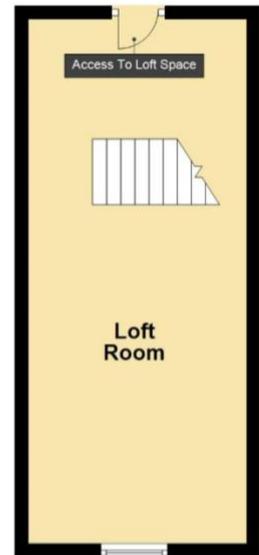
### Ground Floor

Approx. 259.3 sq. metres (2791.1 sq. feet)



### First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 285.7 sq. metres (3075.2 sq. feet)

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