



A large townhouse with private garden & parking

16 High Street West, Uppingham, Oakham, Rutland LE15 9QD

Freehold





Four Reception Rooms • Ten En Suite Bedrooms • Two Kitchens • Office • Cellars • Garden • Off Street Parking • Central Location • EPC - Exempt

Situation

The highly attractive market town of Uppingham (Winner - best to live in the UK - The Times 2020) is a thriving Rutland town, just six miles south of Rutland Water and Rutland's other market town, Oakham. Uppingham offers a varied and eclectic mix of boutique shops and restaurants, centering on the Market Square and adjoining High Street, as well as well-known high street names. Internationally known for its public school, Uppingham School, there is an excellent choice of state and private schools within a ten mile radius of the town. Bypassed by the A47, Uppingham is also well placed for access to Peterborough (22 miles) and Leicester (19 miles), whilst mainline commuter rail services to London St Pancras (in about an hour), run from Corby (eight miles) and Market Harborough (14 miles).

About 16 High Street West

A striking and unlisted townhouse in the centre of Uppingham's Conservation Area, the property occupies an attractive setting, opposite Uppingham School. With vehicular access by an unadopted lane, shared with two other dwellings, to the rear, off North Street West. With parking for two cars, the property is approached by foot from High Street West

through its delightful, private and mature walled garden, which lines the west side of the property.

Offering significant accommodation over three floors, with cellars and attics, offering in excess of 6,500 square feet of accommodation, the licenced building has been run by the seller for the past 30 years as a successful hotel and latterly a ten en suite bedroom Bed & Breakfast.

Georgian in age, the building is believed to have originally been an Uppingham schoolmaster's townhouse. It was then a boarding house for the school, before becoming a hotel in the 1920s. On the retirement of the current proprietor, the property is available as a going concern, but is also thought, with these precedents, to have potential as a private family residence, with some air BnB (or equivalent) letting bedrooms, or subdivision into townhouses, or apartments, all subject to change of use and the necessary planning and building consents.

Accommodation

The front door opens from the garden into a stairwell hallway, with the hotel lounge to one side, and the reception and office to the other. At the end of the corridor, the dining room has sash windows which front onto High Street West





Uppingham School. Beyond the reception and office, lie the large kitchen and utility space, the access to the cellars, and a snug/living room.

The family kitchen is bright and airy with fitted range master cooker, separate tower and a host of base units which wrap around the space. The prep kitchen, alongside, has a further stainless steel preparation sink, plumbing for a dishwasher and plenty of fridge and freezer space.

The first floor Club Room, the principal reception room, occupies the width of the house, overlooking the High Street. It is an elegant room with marble fireplace, high ceiling and attractive ceiling rose. There are five en-suite bedrooms (three double, one twin and one single) at first floor level and up to a further five en suite bedrooms on the second floor.

The property has two staircases serving first and second floor to the front and rear, two kitchen spaces and central heating boilers

(installed in 2021), together with exterior garden access at strategic points, there is thought potential, subject to all necessary consents, for the sub-division of the building for either professional or personal use.

General Information

Services: Full mains services.
Mains gas central heating.

Local Authority: Rutland County Council

Fixtures & Fittings

All fixtures and fittings will be included in the sale pertinent to it operating as a business. Excluding from this will be a private inventory.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T: 01780 484696.

Date of Particulars and Photography: July 2021



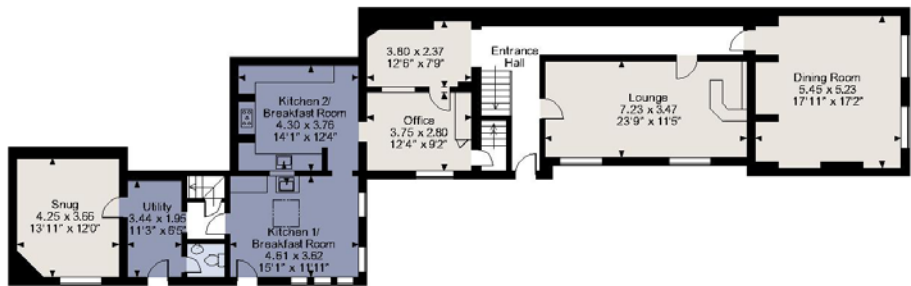
16 High Street West, Uppingham, LE15 9QD
House gross internal area 626 sq m/6,741 sq ft

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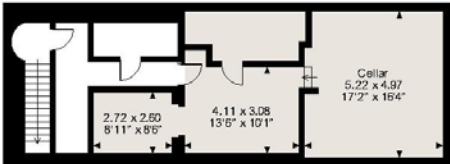


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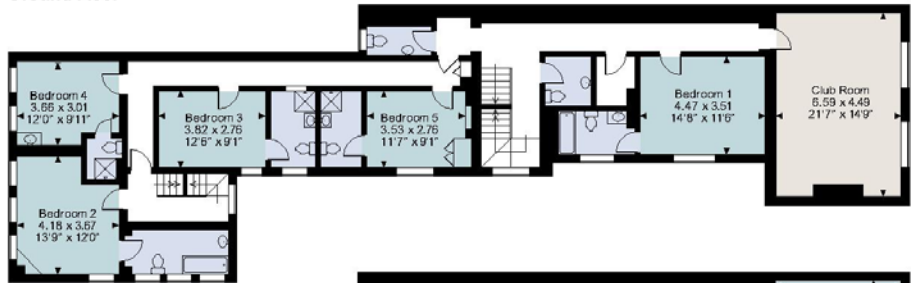
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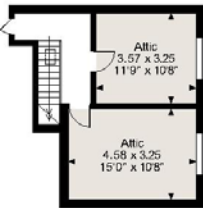
Ground Floor



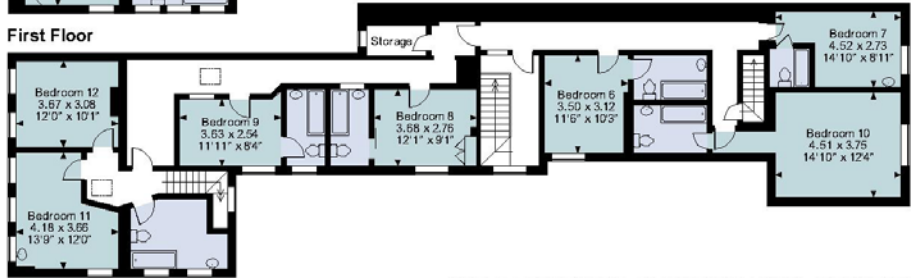
Cellar



First Floor



Third Floor



Second Floor

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