



# A coach house conversion with clock tower

The Coach House, Stocken Hall Mews, Stretton, Oakham, Rutland, LE15 7RL

Freehold





Two reception rooms \* Kitchen/breakfast room \* Utility \* Principal en-suite bedroom \* Three further bedrooms \* Family Bathroom \* Private garden \* EPC: E

### Situation

Within the grounds of the Grade II\* Listed Stocken Hall, Stocken Hall Mews is in an attractive rural setting with views to north to Morkery Woods, through which footpaths permit fabulous walks. To the north of Stretton itself with the Jackson Stops Country Inn, Rutland Water is eight miles south and Oakham and Stamford both ten miles. Peterborough, with mainline rail services to London Kings Cross from 50 mins, is 24 miles south.

### The Property

Officially named 1 Stocken Hall Mews, this is the largest of the four mews houses converted in the early 1990s from the Hall's coach house stables. It retains the height and character of its past, with panelled and stone walls in parts, along with the clock tower and its turret clock by John Walker of London and largely hardwood double glazed windows and doors. Not listed itself, it is within the curtilage of the Hall.

### Accommodation

The twin arched front doors open into a slate floored entrance hallway. The sitting room is spacious and symmetrical with an impressive fireplace and feature stove. It adjoins the

high ceilinged, wood panelled dining room, formerly the tack room, and utility with a side entrance door.

The symmetrical and vaulted quarry tiled kitchen has a partially exposed stonework wall, wood burner and fitted oak suite beneath black granite worktops with integrated gas hob, fridge freezer and Fisher & Paykel oven appliances. A playroom, with external access to the garden, a study and a cloakroom complete the ground floor.

The first floor is largely engineered oak floored, the landing corridor with exposed trusses and a glazed view of the clock's working mechanism. Double bedroom one is en suite with fitted wardrobes. Bedroom four has stairs rising to a mezzanine study area. It, and bedrooms two and three, share a well-appointed family bathroom.

### Outside

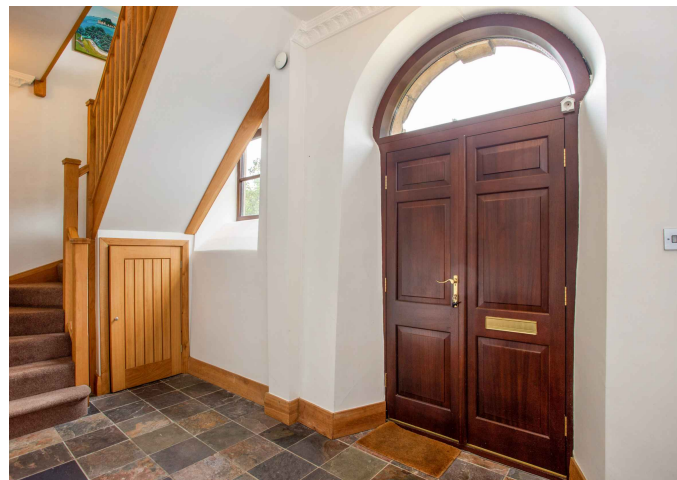
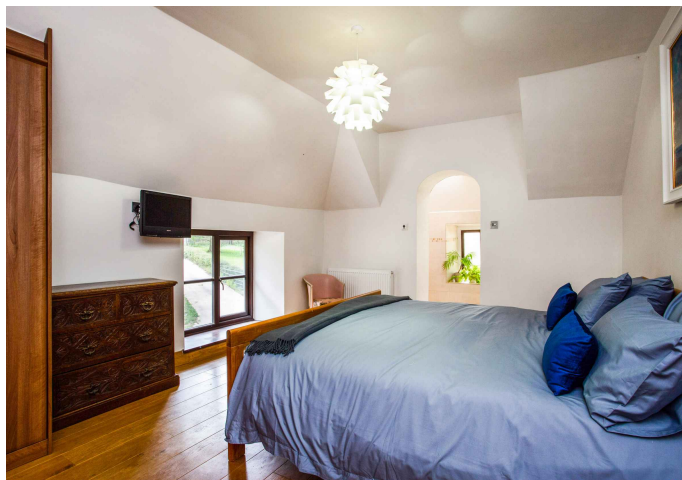
The garden lies to the rear of the house, accessed from the playroom or lane. A wide terrace adjoins the house, with formal lawns and well-stocked flowering borders and a timber seating veranda. A magnificent horse chestnut is subject to a TPO.

### Date of Photography & Particulars:

September 2020







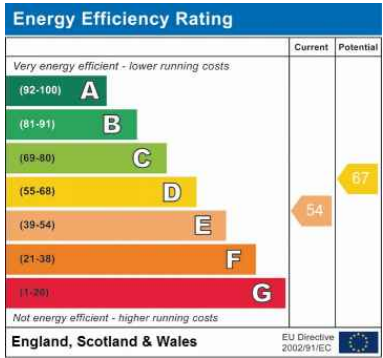


Approximate Area = 252.7 sq m / 2720 sq ft (Excluding Void)  
Including Limited Use Area (3.2 sq m / 34 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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