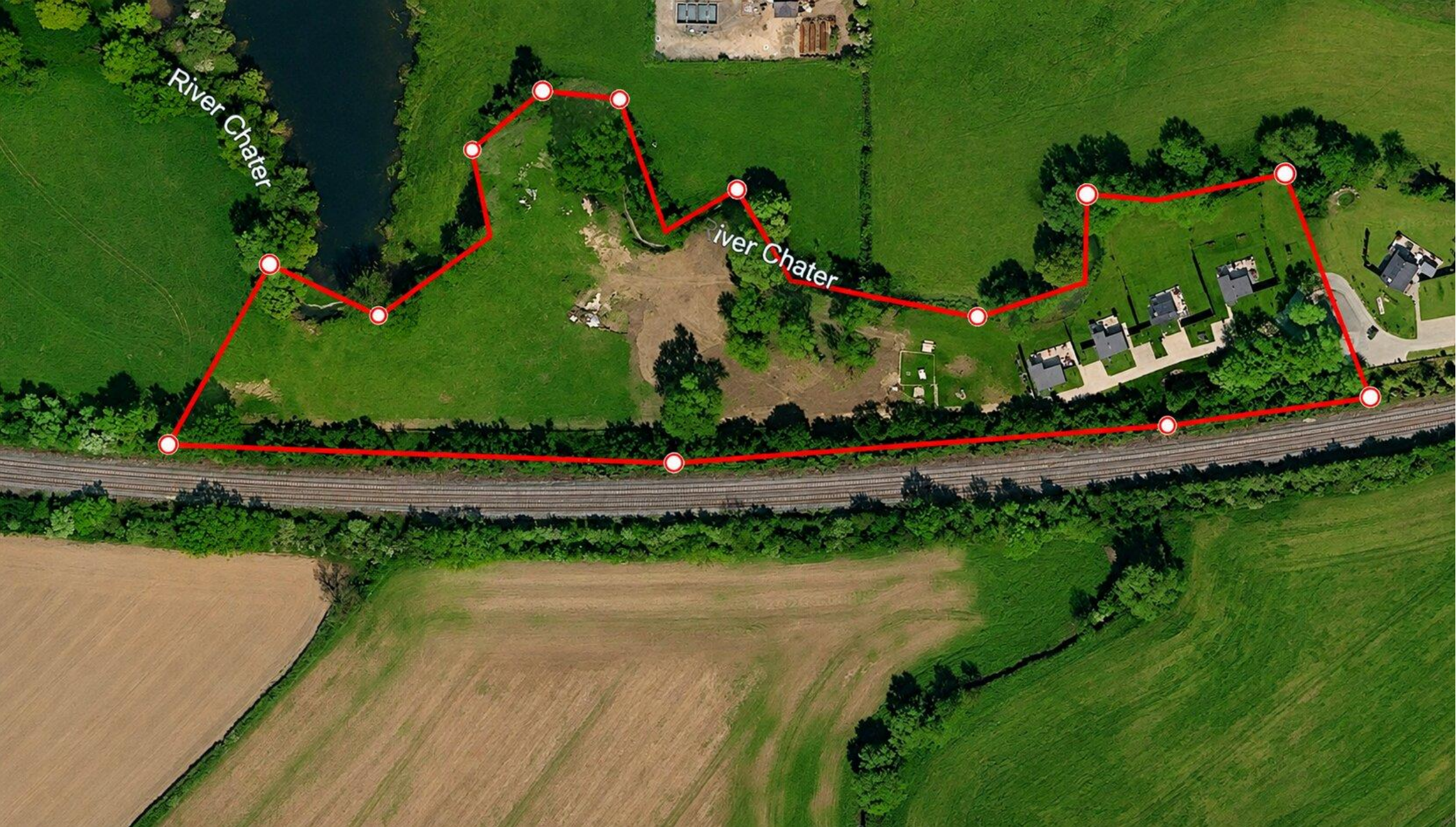




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Station Road, South Luffenham

Oakham, LE15 8NG

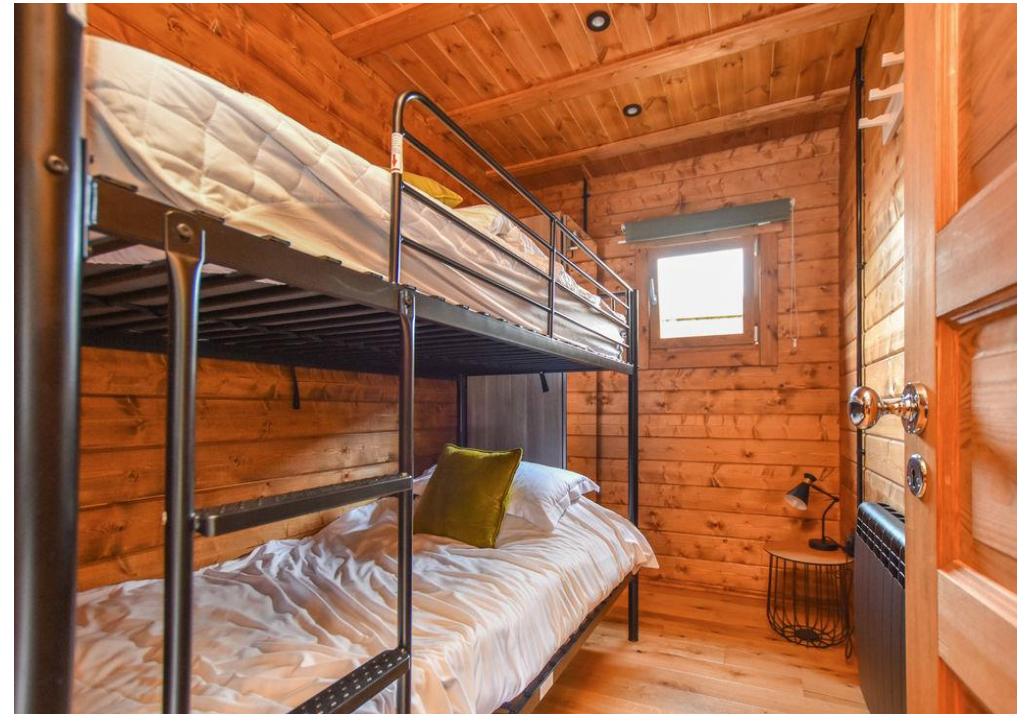
£850,000

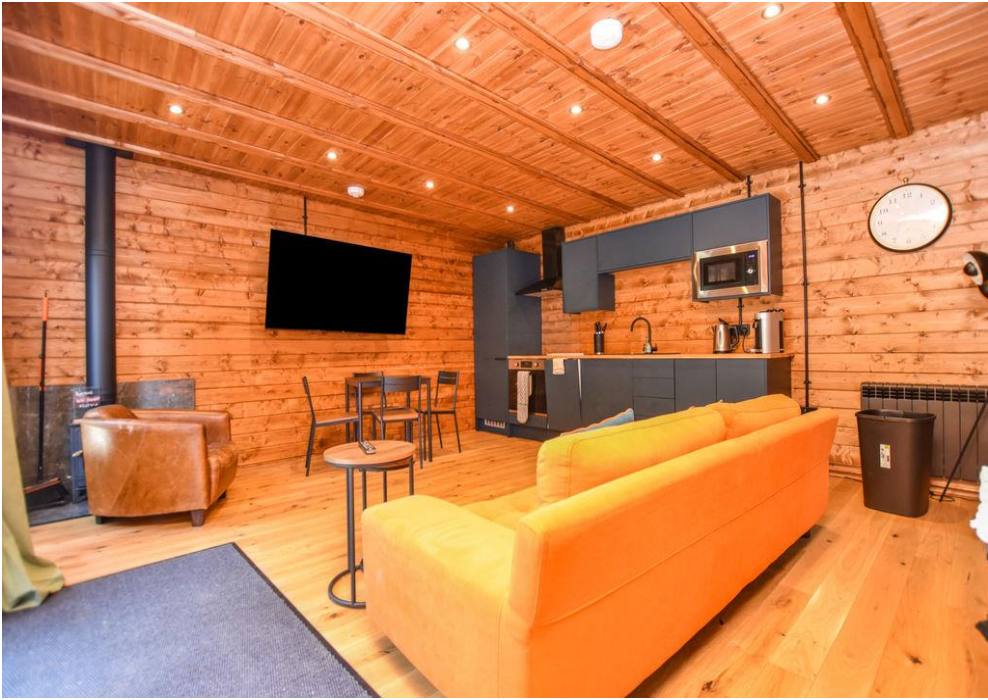
SUMMARY

- Contact Our Office For More Information Regarding Rental Amounts Achieved
- 4 Boutique Holiday Lodges Set On 4 Acres
- Close To Amenities
- Each Lodge Has Two Bedrooms, Open Plan Kitchen Living Space, Shower Room, Decked Area With Hot Tub
- The Plot Offers Field Views and River Views
- The Lodges All Come Fully Furnished
- Idyllic Rutland Village Location
- Log Burners Have Been Installed In All the Lodges













An Exceptional Boutique Holiday Lodge Investment Set Within Approximately 4 Acres of Stunning Countryside A rare and distinguished investment opportunity to acquire a collection of four beautifully appointed freehold holiday lodges, set within approximately 4 acres of idyllic grounds and enjoying uninterrupted views across open countryside, rolling fields and the river beyond. Offering a tranquil rural retreat without compromising on convenience, the property is ideally positioned within easy reach of local amenities and transport links.

Designed to an exceptional standard, each individual lodge offers stylish and contemporary accommodation comprising two generous double bedrooms, an elegant open-plan living space centred around a feature log-burning stove, a well-appointed modern shower room, and a private decked terrace perfectly positioned to take in the peaceful surroundings. Each lodge also benefits from its own secluded hot tub, creating an exclusive retreat for guests seeking luxury, comfort and relaxation. Thoughtfully separated by quality panelled fencing, every lodge enjoys a wonderful sense of privacy and individuality.

Successfully established as a boutique holiday letting business, the lodges present an outstanding opportunity for investors seeking an income-generating lifestyle investment with significant appeal in the thriving UK staycation market. Details of the current rental performance and income are available upon request. For further information or to arrange a private viewing, please contact our office.



Location...

South Luffenham, Rutland Nestled in the heart of Rutland's unspoilt countryside, the picturesque village of South Luffenham offers an enviable blend of rural charm, community spirit and excellent connectivity. Characterised by attractive limestone properties, quiet lanes and open countryside, the village provides an idyllic setting for those seeking village life without compromising on convenience. South Luffenham benefits from a range of local amenities including two traditional village pubs, St Mary's Church, a well-regarded village hall hosting a variety of community events and clubs, and a network of scenic footpaths and bridleways ideal for walking, cycling and enjoying the surrounding countryside. The village enjoys a welcoming community atmosphere and is perfectly positioned for access to Rutland Water, one of the region's most popular leisure destinations, offering sailing, cycling, watersports and nature reserves.

The village is exceptionally well placed for commuters and families alike, lying approximately 7 miles from the historic market town of Stamford, renowned for its beautiful Georgian architecture, boutique shopping, independent cafés, restaurants, bars, supermarkets, leisure facilities and mainline rail services to Peterborough and London King's Cross. To the west, the thriving market town of Uppingham is around 5 miles away and offers an excellent selection of independent retailers, cafés, pubs and restaurants, together with everyday amenities including a supermarket, doctors' surgery and pharmacy. Uppingham is also internationally recognised for the prestigious Uppingham School.

Rutland's county town of Oakham is approximately 9 miles away and provides an extensive range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities, a weekly market, leisure centre and railway station with services to Leicester, Peterborough and Cambridge. Oakham is also home to highly regarded state and independent schools, including Catmose College and Oakham School. With excellent road links via the A1, A47 and A6121, South Luffenham offers easy access to Leicester, Peterborough, Cambridge and the wider Midlands, making it an ideal location for commuters while retaining the tranquillity and charm of one of Rutland's most desirable villages.

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



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