

Grange Farm, Hortons Lane, Whissendine,
Oakham, Rutland



Strutt
& Parker

Land and property. Since 1885.

2,608 sq ft (242 sq m) | Freehold
3 reception rooms | 4 bedrooms with 2 bathrooms
3.7 acres | Stabling and paddocks

Guide price £1,150,000





A striking period farmhouse with four bedrooms, stylish accommodation and beautiful gardens and grounds including stables and paddocks, set on the edge of a desirable Rutland village.

Property

Grange Farm is an attractive stone-built farmhouse dating from the early 1700s, set within beautifully maintained gardens and grounds on the edge of the village of Whissendine. Surrounded by rolling Rutland countryside, the house blends period character with modern décor and thoughtful upgrades, creating a warm and versatile family home.

The impressive 30ft sitting room is a standout space, with newly fitted LVT parquet style flooring, a wood burner and full-height south-facing windows and French doors that open onto the garden and enjoy views across the land. The dining room, with marble tiled floor, also features a wood burner, adding further character and comfort. The ground floor includes a private study, ideal for home working, and a newly fitted kitchen with Shaker-style units, a combination of wooden and Silestone worktops, a Belfast sink, breakfast bar and a window seat that captures the natural light. A walk-in pantry and a newly fitted utility room provide additional practical storage and space for appliances.

Upstairs, there are four well-proportioned double bedrooms. The principal bedroom includes an en suite bathroom, built-in wardrobes and double doors opening onto a sunny balcony overlooking the grounds. Two further bedrooms have built-in storage, and a family bathroom completes the accommodation.

Outside

Outside, the farmhouse has attractive south-facing gardens with patio areas, colourful borders, a hot tub and areas of lawn. A gravel driveway with electric gates provides secure and ample parking for multiple vehicles. Beyond the garden lies a substantial stable block with garaging and two stables, together with fields and paddocks that offer flexible space for grazing, hobby farming or equestrian use. The land enjoys uninterrupted rural views and a peaceful setting, making it ideal for families seeking both space and countryside living.







Location Overview

Grange Farm enjoys a peaceful rural setting on the edge of the popular village of Whissendine, surrounded by attractive Rutland countryside with immediate access to the 18 miles of off-road hacking on the Stapleford Trot. The village has a strong community atmosphere and offers everyday amenities including a shop and Post Office, public house, church, primary school and sports facilities, while the nearby market towns of Oakham and Melton Mowbray provide a wider range of shops, cafés, restaurants, supermarkets and leisure facilities.

The area is particularly well-served by independent schools, including Oakham School, Uppingham School and Ratcliffe College, with Stamford also offering further highly regarded educational options.

Postcode region: LE15

General

Local Authority: Rutland County Council
Tel: 01572 722 577

Services: Mains electricity, gas and water connected. Gas-fired central heating. Private in-line drainage system. We understand the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

EPC rating: D

Mobile and Broadband checker: Information can be found here:
<https://checker.ofcom.org.uk/en-gb/>

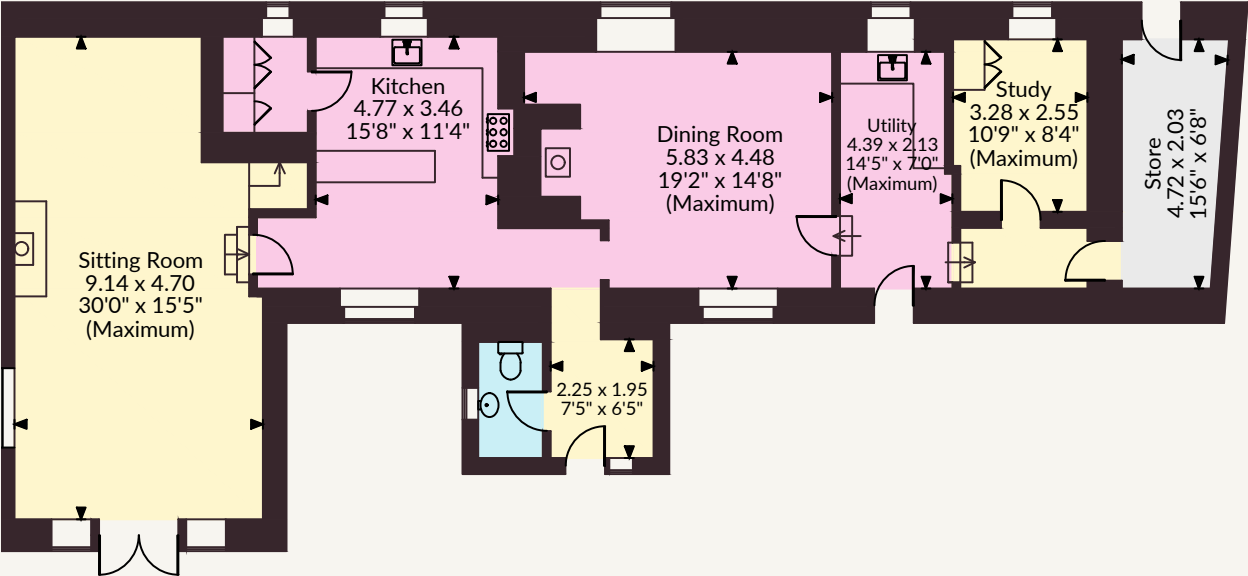
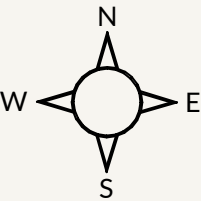
Fixtures and fittings: As per contract.

Public rights of way: No public rights of way infringe the land.

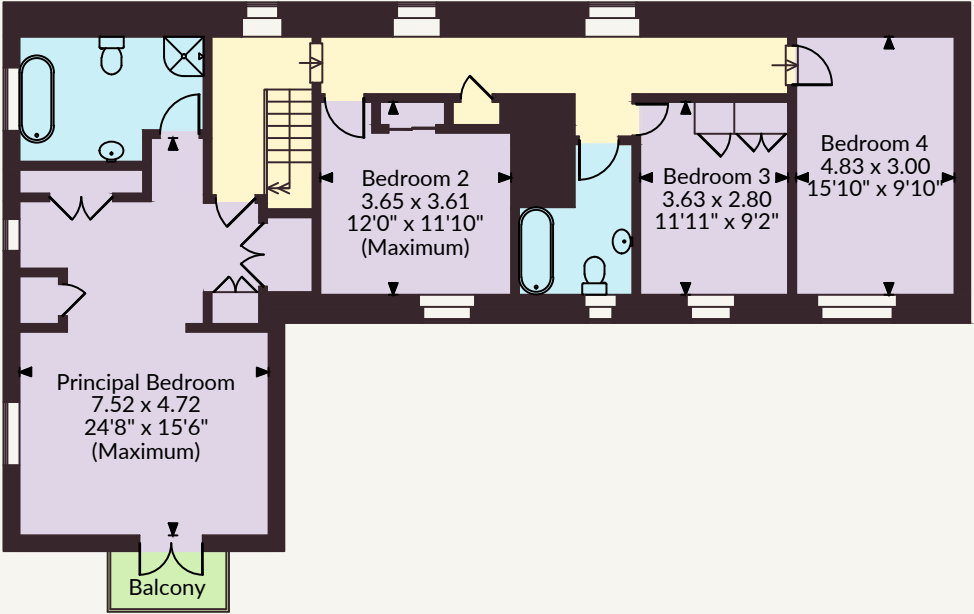
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



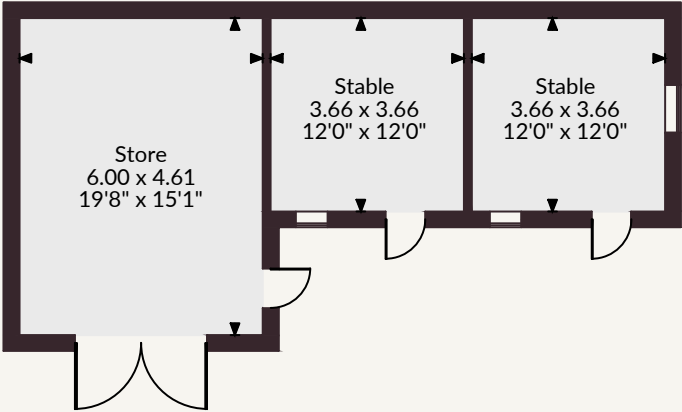
Grange Farm, Hortons Lane, Whissendine, Rutland
Main House internal area 2,608 sq ft (242 sq m)
Store & Stable internal area 598 sq ft (56 sq m)
Total internal area 3,206 sq ft (298 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8702118/DAK

Stamford
5 South View, Tinwell Road, Stamford, PE9 2JL
01780 437 359 Option 4
Stamford@struttandparker.com

@struttandparker [struttandparker.com](https://www.struttandparker.com)

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.



Strutt
& Parker

Land and property. Since 1885.