



## TO LET

West Wing, Exton Hall, Exton Hall, Oakham, Rutland LE15 8AN



Available on an Assured Shorthold Tenancy for a minimum of one year  
£1,950 pcm

The West Wing of Exton Hall, an early 19th century historic stone mansion house, set in 25 acres of private garden and surrounded by private parkland but within walking distance of the conservation village of Exton.



## West Wing, Exton Hall, Exton Hall, Oakham, Rutland LE15 8AN

### Full Details

The West Wing of Exton Hall, an early 19th century historic stone mansion house, set in 25 acres of private garden and surrounded by private parkland but within walking distance of the conservation village of Exton.

Private entrance

Downstairs large utility room with plumbing for washing machine and butlers sink.

Imposing staircase leading to:

Large reception room with bay window and window seat overlooking gardens

Dining room

Master bedroom with en-suite bathroom with power shower and turret cupboard and excellent range of fitted cupboards

Three further double bedrooms, two with fitted cupboards, one with turret cupboard

Fitted kitchen with space for dining table and plumbing for dishwasher

Family bathroom with shower over bath

Separate wc

Excellent further fitted cupboards off the wide passage ways and hall

Some windows double glazed, others have the original shutters

Biomass central heating - charged by the landlord (2019 charge @ £0.0375 per kWh)

Courtyard parking

Use of outhouse for storing bicycles etc, if required

### Ground Floor:

Private entrance

large utility room with plumbing for washing machine and butlers sink.

Imposing staircase leading to first floor

Use of outhouse for storing bicycles etc, if required

### First Floor:

Large reception room with bay window and window seat overlooking gardens

Dining room

Master bedroom with en-suite bathroom with power shower and turret cupboard and excellent range of fitted cupboards

Three further double bedrooms, two with fitted cupboards, one with turret cupboard

Fitted kitchen with space for dining table and plumbing for dishwasher

Family bathroom with shower over bath

Separate wc

Excellent further fitted cupboards off the wide passage ways and hall



Some windows double glazed, others have the original shutters

Strictly by appointment only

*To view this property or to obtain further details please contact the Exton Estate Office on the number shown below during office hours.*