



63 Northgate, Oakham - LE15 6QR

Offers Over £750,000

EASTAWAY

A truly special period home in the heart of Oakham with driveway parking.  
Grand yet welcoming, with stunning light and versatility. A home you need to  
experience to believe.



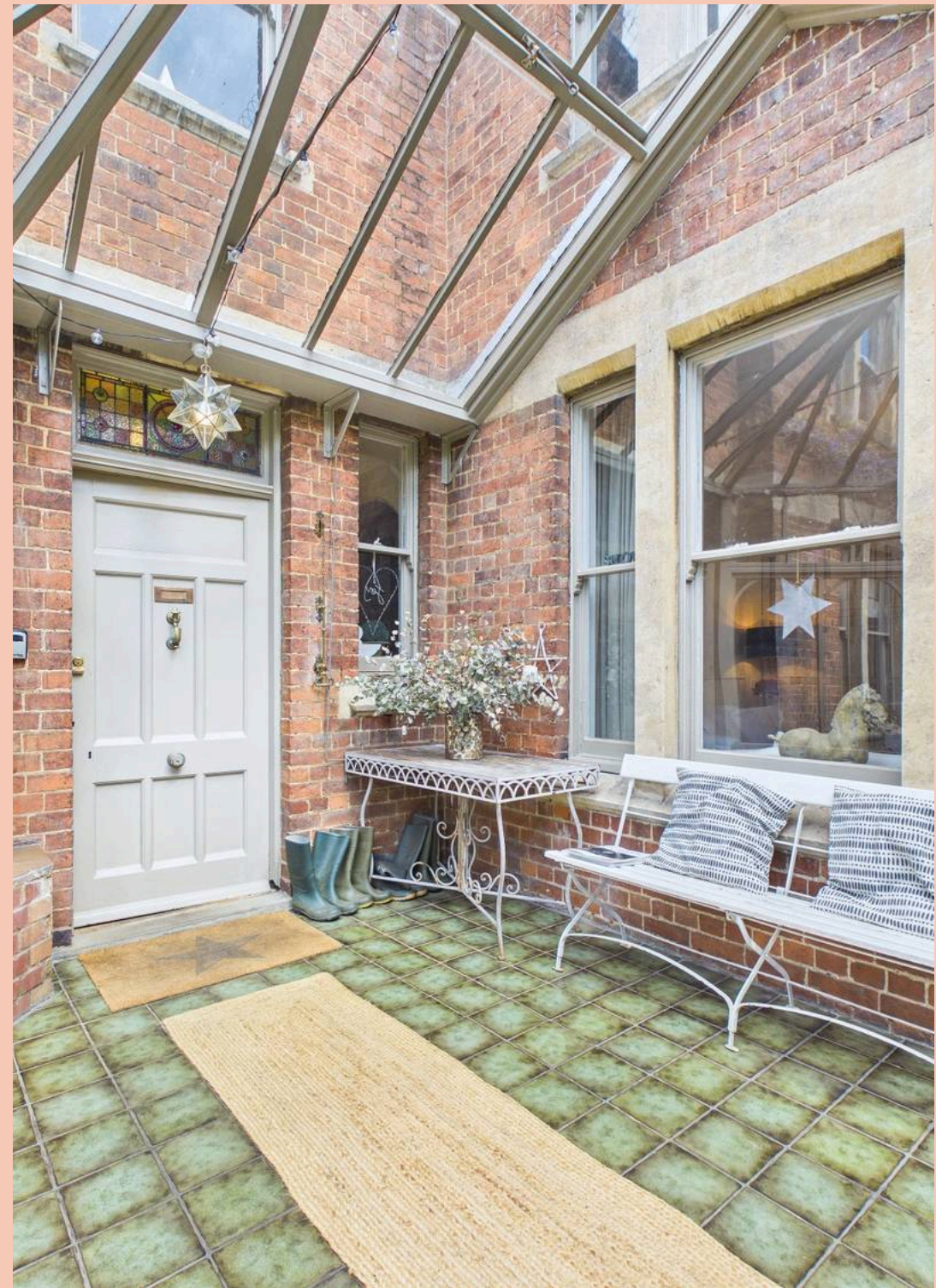
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Grand five bedroom period home dating back to the early 1800s, rich in character and original features
- Stunning kitchen, dining and living space with glass atrium creating a bright, social heart of the home
- High ceilings, marble fireplaces and large windows flooding the home with natural light
- Versatile layout with potential for annexe, additional reception space or further enhancement
- Prime Oakham location within walking distance to the train station, town centre and Rutland Water
- Off-road driveway parking, rare for properties in the heart of Oakham
- Generous garden arranged over three distinct zones offering flexibility and future potential





## What the owner told us...

“Rutland Lodge has been a labour of love. When we found it, it was hidden behind an old wall, covered in ivy, and needed everything... but it completely drew us in. Over the last 20 years it’s become the most wonderful family home. It’s hosted Christmases, parties, growing children, even a successful Airbnb business. It’s full of life, light and character... and we’ve loved every minute of it.”

## Our Thoughts...

Some homes are easy to describe. This one is something you feel. Tucked behind an old wall and approached through ornate gates, Rutland Lodge has a quiet confidence about it from the moment you arrive. Believed to date back in parts to the early 1800s, it blends Georgian, Victorian and Edwardian character with carefully considered modern living in a way that feels authentic rather than forced.

Inside, the house feels full of warmth, light and personality. High ceilings, marble fireplaces, original tiled flooring and beautifully restored features give the home real depth, while the large windows completely change the atmosphere throughout the day. At the centre of everything is the kitchen, dining and living space beneath the glass atrium, somewhere that feels calm, sociable and naturally connected to the rest of the house and garden.

What also makes Rutland Lodge so exciting is the flexibility and potential it offers alongside what is already here. The additional rooms beyond the utility area open up genuine opportunities to further evolve the home over time, while the brick built outbuilding creates another layer of possibility subject to permissions. And despite being right in the heart of Oakham, the private driveway parking adds a level of practicality that’s becoming increasingly difficult to find with homes of this character.

Upstairs, the sense of space continues with five bedrooms offering flexibility for family life, guests or working from home. But what stays with you most here is the feeling of the house itself. It feels welcoming, established and full of life, the kind of home people instantly connect with the moment they walk through the door. Combined with the location, just a short walk from Oakham town centre and the train station, this is one of those rare homes that offers genuine character, lifestyle and future potential all in one place.

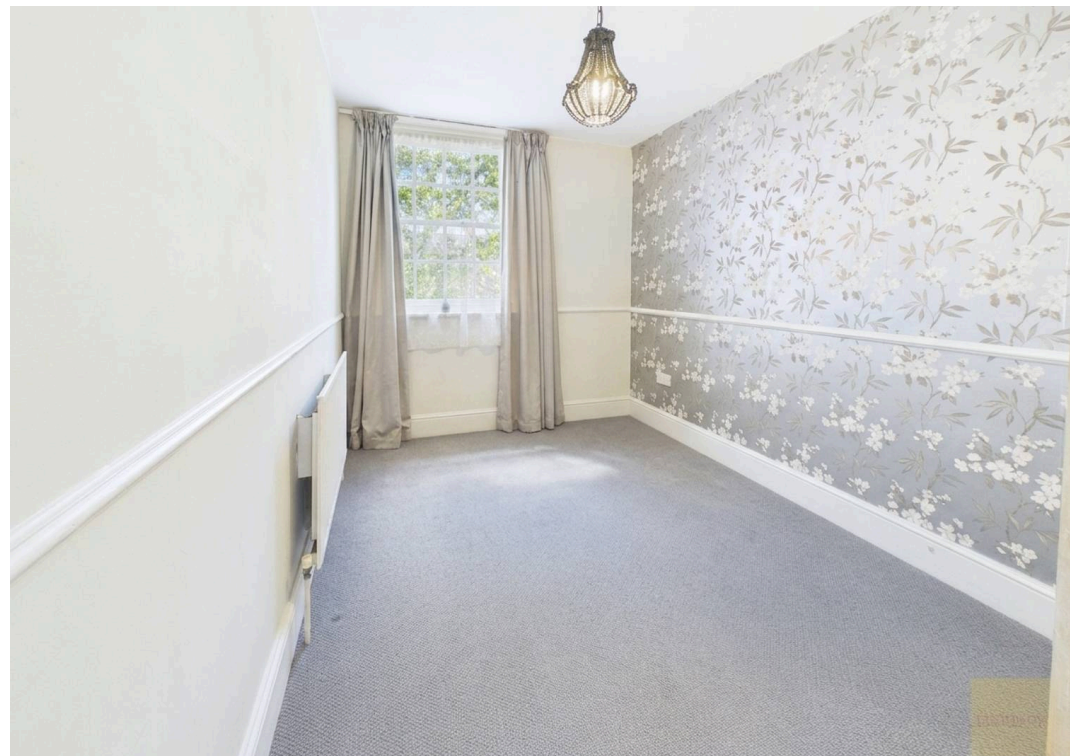














**Entrance Hall**

4' 9" x 10' 3" (1.45m x 3.13m)

**Hallway**

7' 11" x 10' 1" (2.42m x 3.07m)

**Living Room**

15' 9" x 13' 11" (4.80m x 4.23m)

**Snug**

15' 3" x 12' 9" (4.66m x 3.88m)

**Kitchen / Dining / Living**

15' 9" x 24' 3" (4.80m x 7.39m)

**Pantry**

11' 2" x 4' 0" (3.41m x 1.21m)

**Laundry Room**

9' 0" x 12' 7" (2.75m x 3.83m)

**Study**

7' 8" x 13' 7" (2.34m x 4.14m)

**Ground Floor WC**

5' 2" x 6' 8" (1.57m x 2.03m)

**Conservatory**

12' 3" x 10' 6" (3.73m x 3.20m)

**Landing**

7' 11" x 7' 1" (2.42m x 2.16m)

**Hallway - First Floor**

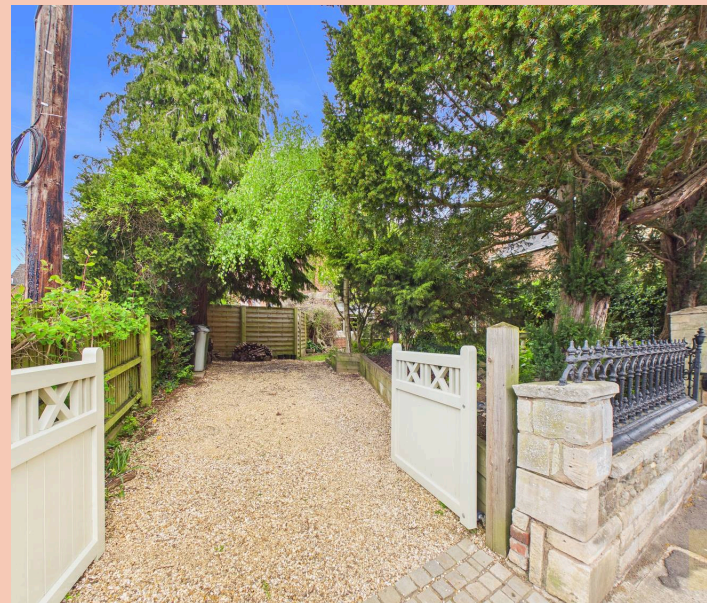
4' 9" x 10' 6" (1.45m x 3.20m)

**Principal Bedroom**

15' 11" x 13' 10" (4.85m x 4.22m)

**Landing - Second Floor**

3' 1" x 4' 7" (0.95m x 1.40m)







**Bedroom 2**

12' 3" x 18' 10" (3.73m x 5.73m)

**Hallway - First Floor**

2' 11" x 6' 6" (0.89m x 1.97m)

**Bedroom 3**

15' 4" x 13' 3" (4.68m x 4.04m)

**Bedroom 4**

9' 4" x 10' 4" (2.85m x 3.16m)

**Bedroom 5**

12' 0" x 7' 11" (3.67m x 2.41m)

**Bathroom**

12' 0" x 10' 2" (3.67m x 3.09m)



Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>

2488 ft<sup>2</sup>  
231.2 m<sup>2</sup>

Reduced headroom

67 ft<sup>2</sup>  
6.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC





## Eastaway Property

63 Scotgate, Stamford - PE9 2YB

Stamford: 01780 672030 | Rutland: 01572 357021

[hello@eastaway.co.uk](mailto:hello@eastaway.co.uk)

[www.eastaway.co.uk](http://www.eastaway.co.uk)

IMPORTANT NOTICE: Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers. BUYER VERIFICATION: In line with the Money Laundering Regulations, all purchasers must complete identification and proof/source of funds checks at the offer stage. A non-refundable fee of £35 (inc VAT) per person is payable for these checks. We cannot legally move forward with the sale until the buyers have completed these checks. The property will remain 'for sale' until checks are completed.