



THE CORNER HOUSE
WILLOUGHBY ROAD, MORCOTT

JAMES
SELLICKS



“... CHARACTERFUL, STONE-BUILT, FOUR-BEDROOM VILLAGE HOME ...”

A beautiful, unique stone-built, four-bedroom village home that's bursting with character and offering, a private driveway, outbuildings, and a multi-purpose outdoor space, sitting on a generous corner plot in the village of Morcott.

Kitchen, Walk-In Larder • Three Reception Rooms • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Outbuildings • 0.23 Acre Plot • Village Location •

Ground Floor

The ground floor consists of a kitchen, three reception rooms, a utility room, and a downstairs cloakroom. The front door opens into a spacious entrance hall with a tiled floor, stairs rising to the first floor and a door either side providing access to the two main reception rooms. To the left, a snug with windows to two elevations, a beautiful inglenook fireplace with log burner inset and a door out to the rear of the property.

The primary reception room sits to the right of the entrance hall, a spacious room with two window seats, extensive built-in storage and a feature fireplace with log burner inset.

An inner hallway gives way from the primary reception room to the vaulted kitchen that has a good range of timber fitted units with ample space for free-standing appliances, a large walk in larder and a door opening into the third reception room that is currently used as a study. This room has glazed double doors opening out to a patio and the garden beyond.

The ground floor is completed by the utility room offering further storage, a hanging rail, space for white goods and access to the downstairs cloakroom.



First Floor

To the first and second floors there are four double bedrooms and a family bathroom. All four bedrooms have built-in wardrobes, and the master bedroom is complemented by an ensuite shower room.

This beautiful family home is bursting with character and warmth with exposed beams, stonework, and original features throughout.

Outside

A tarmac apron leads through double wooden gates onto a gravelled driveway providing ample off-road parking and access to the double carport and outbuildings. The garden itself is separated into a variety of areas including a seating area that sits directly off the property. This is a combination of gravel and paving with a useful, brick-built outhouse with storage and built-in barbecue. Beyond this area is a lawn with a multitude of mature planting and specimen trees providing year-round enjoyment in a wonderfully private and well-established outdoor space. To the far end of the garden there is a raised vegetable bed and a greenhouse.



“... WELL-ESTABLISHED OUTDOOR
SPACE TO ENJOY THROUGHOUT
THE SEASONS ...”

Location

The village of Morcott is a picturesque semi-rural village within Rutland with a friendly and active community. It's sits conveniently for the market towns of Stamford, Uppingham & Oakham. It's also only a few miles from the popular Rutland Water Reservoir. On the A47 are two petrol stations/garage/repair businesses which also sell newspapers and groceries. Redwings Lodge on the east-bound carriageway of the A47. Next to it you'll also find Rutland Point Cafe/bar/restaurant. Morcott has bus links to Uppingham and Stamford: timetables in the bus stop on the High Street. Visiting services include a wet fish van, mobile library, and fish & chips.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band G – Rutland County Council

Tenure

Freehold

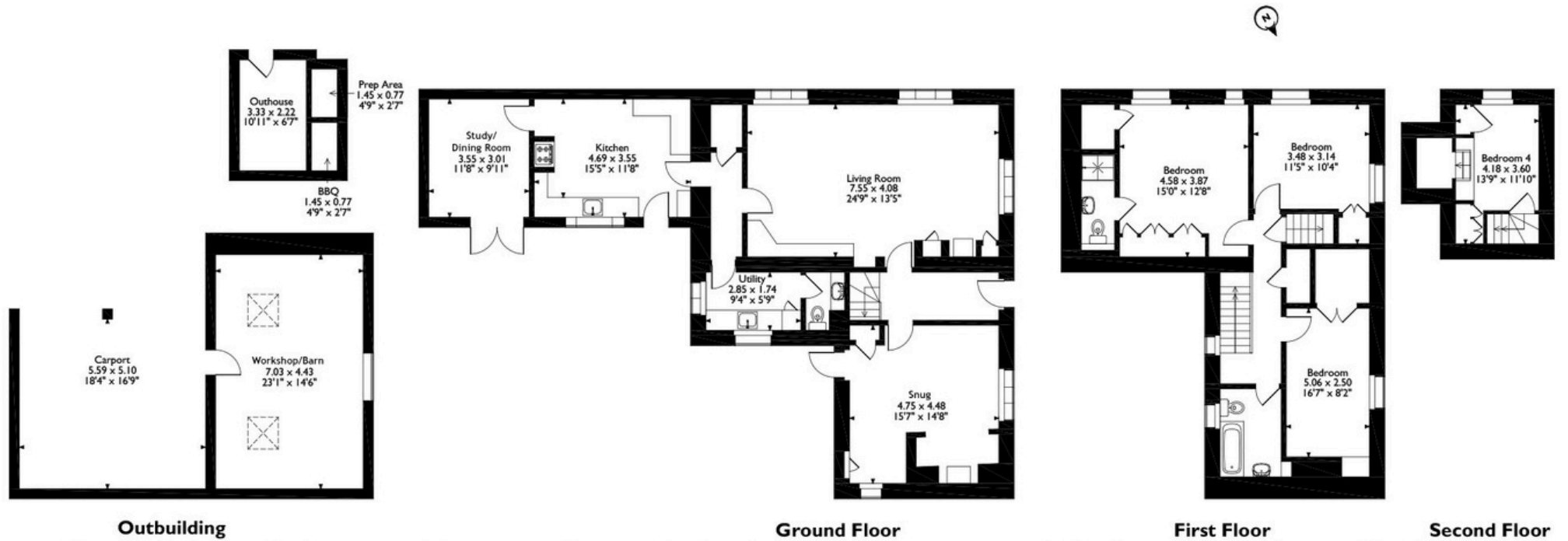




2 Willoughby Road, Morcott, Oakham, Rutland LE15 9DY

House Total Approx. Gross Internal Floor Area incl. Outbuildings = 2433 ft² / 226 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.