



FARM COTTAGE
ORCHARD CLOSE, EGLETON

JAMES
SELICKS



“... ENCHANTING, GRADE II LISTED, IRONSTONE COTTAGE ...”

Farm Cottage is an enchanting, Grade II listed ironstone cottage offering four-bedrooms and expansive ground floor accommodation. It has been modernised throughout but retains much of its 18th century character and sits on a well-established plot on the edge of the sought-after village of Egleton.

Breakfast Kitchen • Five Reception Rooms • Utility Room, Ground Floor
Shower Room • Four Bedrooms • Family Bathroom • Private Driveway,
Outbuildings • West-Facing Garden, Approx. 0.33 Acre Plot • Edge of Village
Location • Countryside Views •

Ground Floor

The ground floor in brief comprises a breakfast kitchen, five reception rooms, a utility room, and a downstairs shower room. The kitchen and three of the reception rooms sit to the front of the property, all dual-aspect rooms allowing plenty of light. The breakfast kitchen has a comprehensive range of timber-built units with a variety of integrated appliances, a large pantry cupboard, an oil AGA with separate electric companion, and a central island with breakfast bar. To the left of the kitchen is the breakfast room/study that leads through to the spacious utility room. The utility room provides further storage, a walk in airing cupboard, secondary sink, space for white goods, access to the ground floor shower room and a stable door out to the rear garden.

To the right of the kitchen are two further reception rooms, the dining room first with stairs rising to the first floor and a door into the lounge. The lounge has windows to three elevations, a useful understairs cupboard and a beautiful inglenook fireplace with open fire and timber beam.

Beyond the dining room, to the rear of the property is the main living room with two sash windows looking out to the garden and a fireplace with log-burner and timber mantelpiece. A door from here opens into the timber-framed garden room offering wonderful views over the garden and countryside beyond with a French door opening out to the patio.



First Floor

To the first floor there are four bedrooms and a family bathroom. The two larger double bedrooms are dual-aspect, one sitting to the front and one to the rear. There is a further smaller double bedroom and a single. All four bedrooms are served by the family bathroom comprising a walk-in shower, free-standing bath, wash hand basin, low flush lavatory and heated towel rail. The bathroom is also complemented by electric underfloor heating.

Outside

Farm Cottage sits on a generous plot of approximately 0.33 acres and has a sizeable frontage made up of a private gravelled driveway, mature front garden, and a substantial stone-built outbuilding with a single carport. The outbuilding is suitable for conversion to an office/annexe subject to the necessary planning consents.

To the left of the property, a five-bar hand gate gives way to the property's west-facing rear garden. The rear garden is mainly laid to lawn with a variety of mature borders and specimen trees creating year-round interest. A hard-landscaped seating area sits directly off the property with steps rising to the garden.

The garden is bounded on all sides by hedging, walling or fencing providing a great degree of privacy and security but also to take advantage of the stunning countryside views with post and rail fencing to the rear and side boundaries.



“... STUNNING COUNTRYSIDE
VIEWS ...”

Location

Egleton is a pretty village sitting very close to Rutland Water. The historic market towns of Oakham, Uppingham and Stamford are all in easy reach providing excellent shopping facilities and local amenities whilst the East Coast Mainline runs through Peterborough and provides excellent links to London and the north east.

Services & Council Tax

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

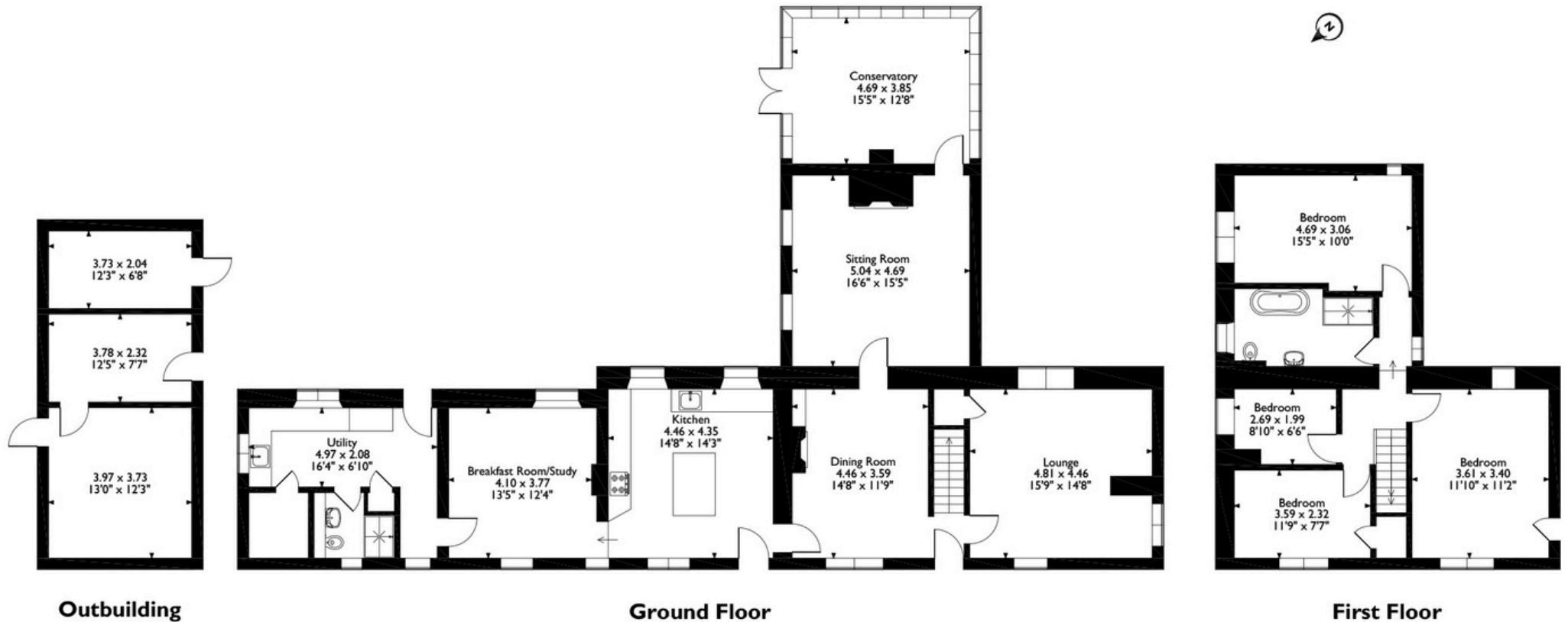
Tenure

Freehold





Farm Cottage, 10 Orchard Close, Eggleton, Oakham, Rutland LE15 8AG
House Total Approx. Gross Internal Floor Area incl. Outbuildings = 2626 ft² / 244 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.



JAMES SELLICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554

www.james sellicks.com



JAMES SELLICKS
LISTED BUILDINGS

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.