



ROSE COTTAGE
SHEEP DYKE, COTTESMORE

JAMES
SELICKS



“... CHARACTERFUL ACCOMMODATION & CHARMING COTTAGE GARDENS ...”

A stone-built detached three-bedroom property offering characterful accommodation and charming cottage gardens, with parking and a double garage, all well located in the popular Rutland village of Cottesmore.

Dining Kitchen • Living Room • Utility Room & Cloakroom • Study •
Two Double Bedrooms • One Single Bedroom • Family Bathroom • Off-
Road Parking • Double Garage • Wrap Around Gardens • EER - E

Accommodation

Enter the property via a charming entrance porch and on into a large living room with a wood-burning stove and two pretty window seats. Stairs rise up to the first floor and oak doors open into the rest of the ground floor accommodation. To the right of the sitting room lies the spacious kitchen with a range of wall-mounted and floor-standing oak cupboards and drawers, a double Belfast sink, and space for a Range Master cooker. On the other side of the house is the second reception room/study. The ground floor accommodation is completed by a cloakroom and a well-equipped utility room.

To the first floor lies the bedroom accommodation; two comfortable doubles and a spacious single. The property is completed by an elegant bathroom with a roll-top bath, shower cubicle, low flush WC and pedestal wash handbasin.

Outside

The property has delightful cottage gardens that wrap around the property with a mix of lawned and graveled areas with a range of mature shrubs and trees and lots of entertaining space. A spacious gravel driveway offers parking for multiple cars as well as a double garage with up and over doors.



Location

Cottesmore is a pretty village to the East of Oakham with excellent travel links being approximately three miles from the A1(M). The East Coast mainline station runs through Peterborough allowing access to London in less than an hour. The village boasts an excellent public house, a primary school, garage, shop/post office and a first-class fish and chip shop.

Services & Council Tax

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

Tenure

Freehold



Rose Cottage, 23 Sheep Dyke, Cottesmore, Oakham, Rutland LE15 7DU
House Total Approx. Gross Internal Floor Area incl. Garage = 1852 ft² / 172m²
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		76 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.