



FRIERN COTTAGE  
MAIN STREET, RIDLINGTON

JAMES  
SELICKS



## “... IRONSTONE & BRICK-BUILT THATCHED COTTAGE ...”

**Friern Cottage is a three/four-bedroom, ironstone and brick-built thatched cottage offering flexible accommodation and offering an incredibly generous plot of approximately 0.40 acres with mature gardens, off-road parking and garaging, all sitting in the heart of Ridlington village.**

Kitchen, Utility • Two/Three Reception Rooms • Three/Four Bedrooms • Two Bath/Shower Rooms • Flexible Accommodation • South-Facing Garden, Approx. 0.40 Acre Plot • Large Driveway, Detached Garage • Village Location • NO CHAIN • EER - D •

### Accommodation

The central entrance hall has ample built-in storage, a quarry tiled floor and doors to the ground floor accommodation. To the left of the entrance hall is the living room, a spacious and dual-aspect room spanning the depth of the property with beams to the ceiling and a beautiful Inglenook fireplace. Glazed double doors to the rear, open into a small sunroom with large sliding doors out to the patio and garden beyond. To the right of the entrance hall there is a further reception room with stairs rising to the first floor and a ground floor bedroom with a shower room adjacent.

To the first floor there are three bedrooms and a bathroom. Two double bedrooms sit to each gable end, one offering ample built-in storage and the other with plenty of space for free-standing furniture. The third bedroom is a good-sized single with built-in wardrobes. All three bedrooms are served by a bathroom comprising a bath, wash hand basin and low flush lavatory.

### Outside

The property sits on the most wonderful, south-facing plot of approximately 0.40 acres with a beautifully well-established garden sectioned into three areas. The lower section is a large, gravelled terrace with ample space for outdoor furniture. A few steps up from here leads to the middle section, predominantly laid to lawn with a multitude of soft planting providing year-round interest and complete privacy from neighbouring properties plus, a stone-built outbuilding. The top section offers a further lawned area that then leads through to a large vegetable garden. Beyond the vegetable garden, to the very far end of the garden is a gravelled pathway that leads to the property's private driveway. The driveway is accessed from Top Road and provides extensive parking and access to a detached double garage.



## Location

Ridlington is a quiet Rutland village, located between Uppingham and Oakham, approximately a mile to the West of the A6003. The pretty market town of Uppingham provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the northeast.

## Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Rutland County Council – Tax Band F

## Tenure

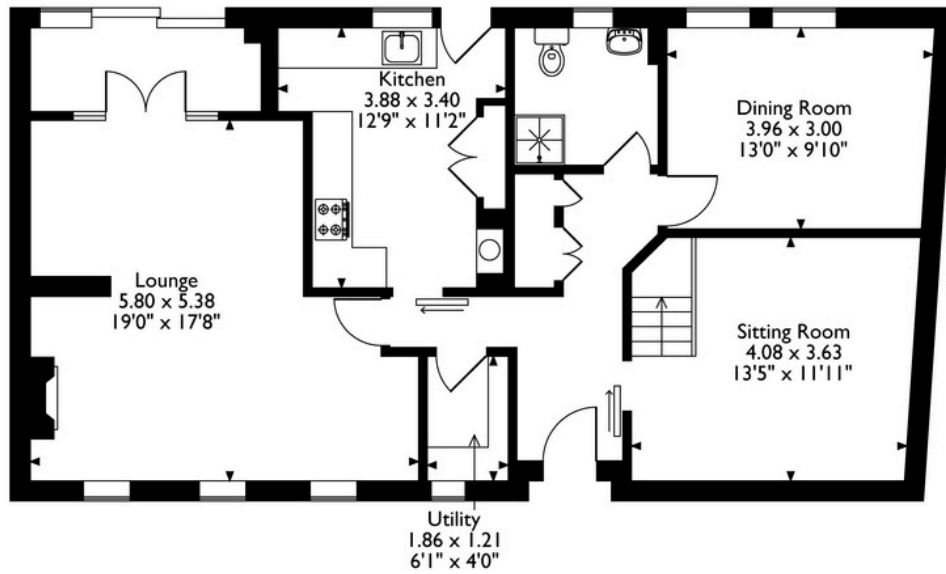
Freehold



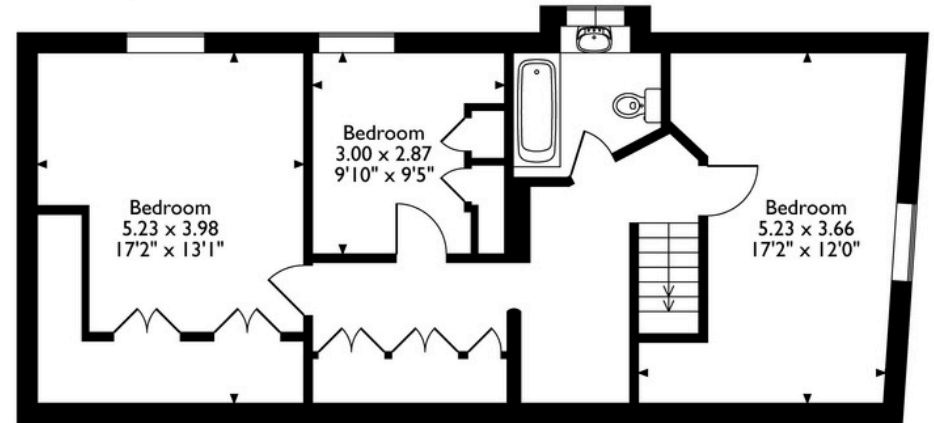
Friern Cottage, 4 Main Street, Ridlington, Oakham, Rutland LE15 9AU

House Total Approx. Gross Internal Floor Area = 1690 ft<sup>2</sup> / 157 m<sup>2</sup>

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



**Ground Floor**



**First Floor**

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 SELICKS**

**Oakham Office**

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

[oakham@james sellicks.com](mailto:oakham@james sellicks.com)

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554

[www.james sellicks.com](http://www.james sellicks.com)



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

**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.