



MOUNT PLEASANT  
MORCOTT, RUTLAND

JAMES  
SELICKS



## “... FOUR-BEDROOM, STONE-BUILT COTTAGE ...”

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**A four-bedroom, stone-built cottage originally built in the early 1800's offering characterful accommodation, off-road parking, garaging and a one-bedroom annex, all sitting in an edge of village location with beautiful countryside views.**

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs  
Cloakroom • Four Bedrooms • Two Bath/Shower Rooms • One-  
Bedroom Annex • Off-Road Parking, Double Garage • South-East Facing  
Garden • Countryside Views • NO CHAIN

### **Main House**

The front door opens into a spacious entrance hall with tiled floors, exposed stonework and beams to the ceiling. A door from here opens into the light and airy sitting room complete with a stone-built open fire and a French door flowing out to the patio and garden. The dual-aspect dining kitchen sits adjacent to the sitting room, a generously sized room with views over the garden. The kitchen area itself has a good range of fitted units with space for free-standing appliances. A conservatory sits to the rear of the property, accessed from the dining kitchen, it provides a wonderful spot to sit and enjoy the garden and views throughout the seasons. The ground floor is completed by an inner hall providing access to the utility room, downstairs shower room and the secondary staircase to the first floor.

The first floor is accessed via two separate staircases, the main staircase from the entrance hall gives way to the three bedrooms, all with countryside views to the rear and served by two bath/shower rooms. The fourth bedroom is accessed from the inner hall, a generously sized and dual-aspect room served by the ground floor shower room.



### One-Bedroom Annex

The attached annex is a wonderful space with its own separate access from the driveway but also access from the main house, if required. In brief, it consists of a generous entrance hall, open plan living kitchen, 19 ft. conservatory, double bedroom and a large shower room.

### Outside

The property is situated in a peaceful location with countryside views to the front and rear, accessed via a quiet, no-through road. To the front there is a gravelled driveway providing off-road parking and access to the double garage. Both the main house and the annex have well-established, south-east facing outdoor spaces backing onto fields providing undisturbed views.

The garden for the main house is predominantly laid to lawn with an array of soft planting and specimen trees providing year-round interest. A large patio sits directly off the living spaces offering incredibly private seating areas to enjoy in the summer months.

The garden for the annex wraps around two sides of the property and is a mixture of lawn, floral and shrub borders, and hard-landscaped spaces for seating. There is a pedestrian access from the right-hand side of the property and a door into the rear of the garage.



“... SOUTH-EAST FACING OUTDOOR  
SPACES BACKING ONTO FIELDS ...”

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### Location

The village of Morcott is a picturesque semi-rural village within Rutland with a friendly and active community. It 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. Rutland County Council - (House) Tax Band E (Annex) Tax Band A

### Tenure

Freehold



# THE ANNEX

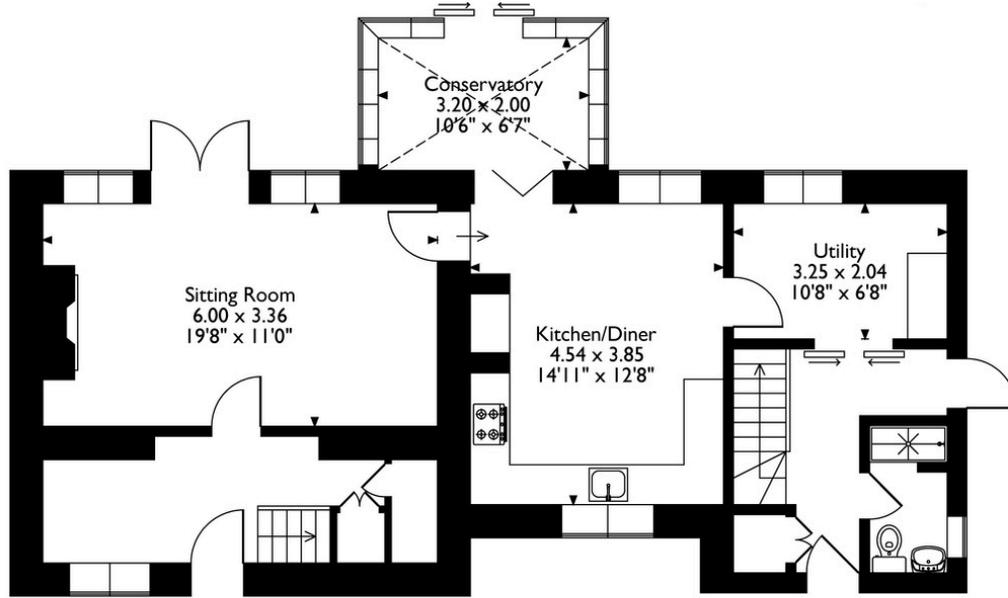


3 Mount Pleasant, Morcott, Oakham, Rutland LE15 9DR

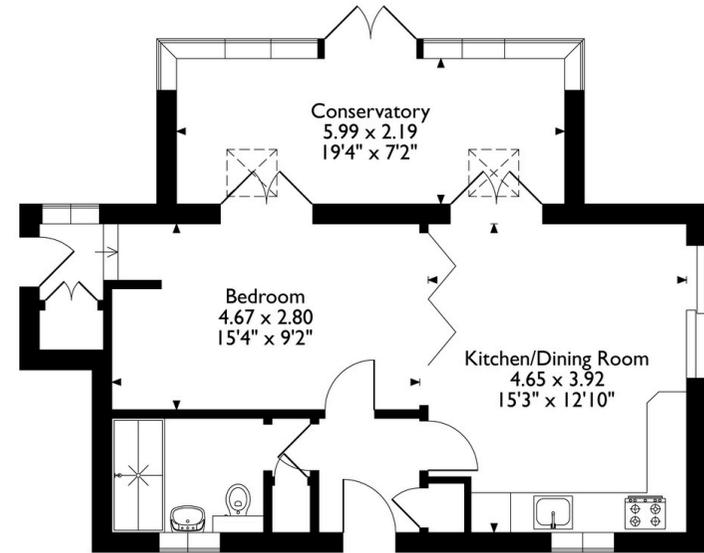
House Total Approx. Gross Internal Floor Area incl. Garage = 1862 ft<sup>2</sup> / 173m<sup>2</sup>

Annex Total Approx. Gross Internal Floor Area = 614 ft<sup>2</sup> / 57 m<sup>2</sup>

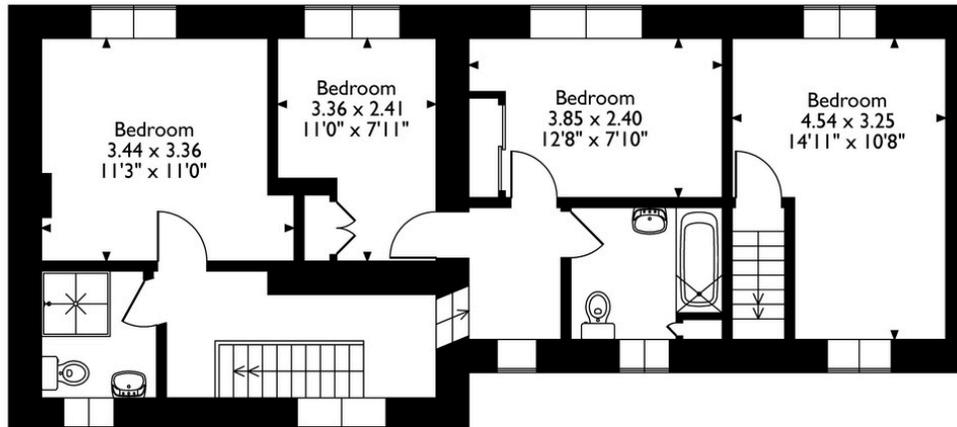
Measurements are approximate, not to scale, for illustrative purposes only.



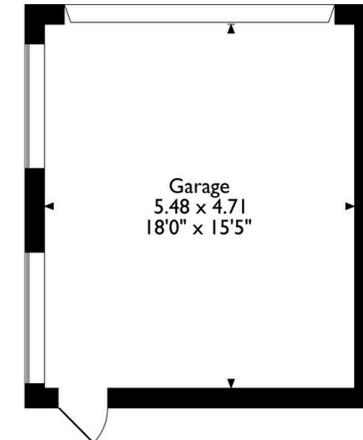
Ground Floor



Annex



First Floor





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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.