



MAIN STREET
SEATON, RUTLAND

JAMES
SELLICKS



“... A UNIQUE OPPORTUNITY TO ACQUIRE ...”

A unique opportunity to acquire a three-bedroom detached house with a separate thatched cottage, both in need of renovation throughout and sitting on a generous plot of approximately a third of an acre with well-established gardens, off-road parking and garaging in the popular village of Seaton.

Renovation Opportunity • Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Three Double Bedrooms • Bathroom, Separate WC • One-Bedroom Thatched Cottage • South-Facing Garden • Approx. 0.3 Acre Plot • Off-Road Parking, Double Garage • Village Location •

Main House

An enclosed entrance porch opens into the main entrance hall that has stairs rising to the first floor and doors into the ground floor accommodation.

The kitchen sits to the front of the property with a good range of fitted units, a variety of integrated appliances, a Rayburn and two useful pantry cupboards. A utility room sits adjacent providing further storage, space and plumbing for white goods and a door into a side porch that leads out to the garden. The two reception rooms sit to the rear of the property, both with fireplaces and French doors opening out to the south-facing rear garden.

To the first floor there are three generously sized double bedrooms, two sitting to the rear with lovely views of the garden and countryside beyond and one sitting to the front. All three bedrooms are served by a bathroom and separate WC.



The Cottage

The limestone and thatch cottage sits detached from the main house with its front elevation facing south overlooking the properties mature gardens. The cottage itself needs full renovation and is complete with one reception room, one bedroom and a bathroom.

Outside

Externally, the property sits within approximately a third of an acre of well-established grounds separated into different areas divided by hedging and mature planting accessed via winding pathways.

There are a mixture of lawned spaces, floral and shrub borders, specimen trees and a hard-standing seating area accessed from both the main house and the cottage. The garden benefits from a southerly orientation and backs onto fields and countryside offering a wonderful degree of privacy.

There is a gravelled driveway to the left of the property providing ample off-road parking and access to the detached double garage.



“... SOUTHERLY ORIENTATION AND
BACKS ONTO FIELDS AND
COUNTRYSIDE ...”

Location

The village of Seaton lies approximately three miles southwest of the market town of Uppingham. Communications in the area are good with the A14 connecting with the M1 and M6 to the west, whilst to the east it joins the A1 near Huntingdon and M11 near Cambridge. Peterborough, accessed via the A47, is on the East Coast Mainline and provides regular trains to London and the north. Kettering and Market Harborough provide trains to London St Pancras. The area is well serviced with excellent private schooling at Uppingham, Oakham, Stamford and Oundle.

Services & Council Tax

The property is offered to the market with all mains services and electric storage heaters.

Rutland County Council –Tax Band E

Tenure

Freehold



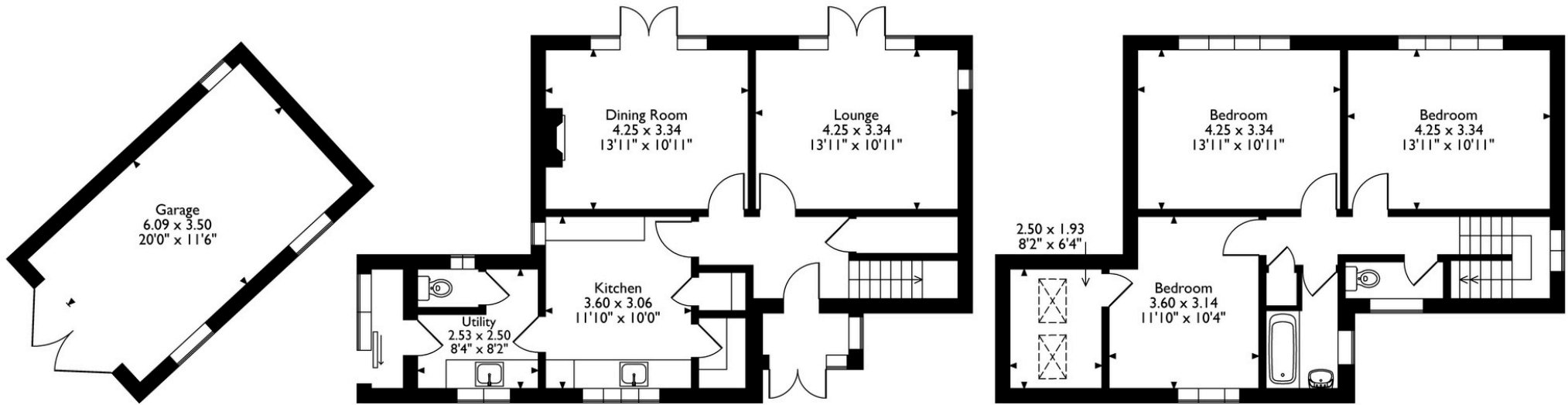


7 Main Street, Seaton, Oakham, Rutland LE15 9HU

Main House Total Approx. Gross Internal Floor Area incl. Garage = 1572 ft² / 146 m²

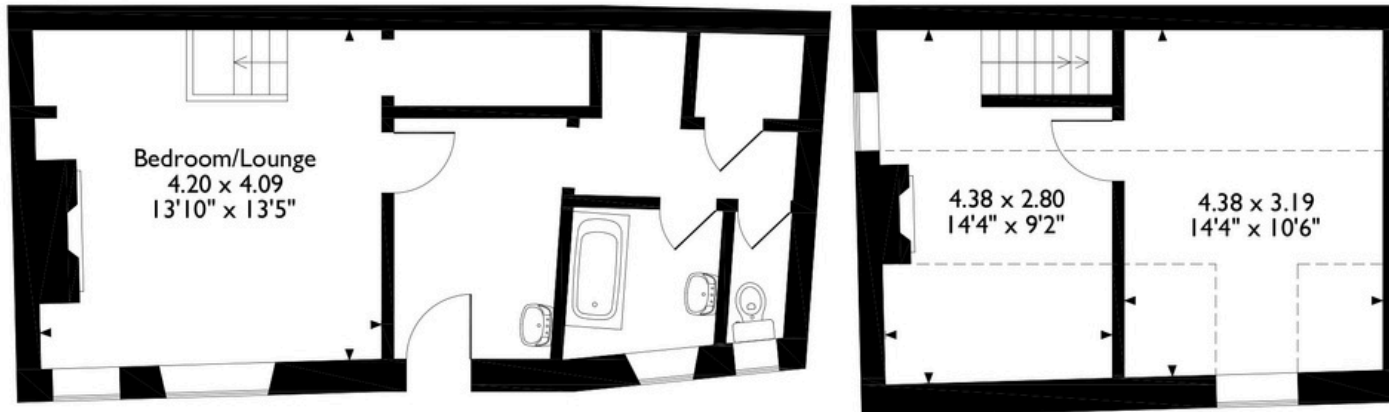
Annex Total Approx. Gross Internal Floor Area = 700 ft² / 65 m²

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



Ground Floor

First Floor



Annexe Ground Floor

Annexe First Floor

THE ANNEX



JAMES SELICKS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		30 F
1-20	G		

www.james sellicks.com



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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.