



JAMES  
SELICKS  
LISTED BUILDINGS



Forge  
Cottage  
16

FORGE COTTAGE  
MAIN STREET, MARKET OVERTON

JAMES  
SELICKS



## “... GRADE II LISTED, THREE-BEDROOM COTTAGE ...”

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**Forge Cottage, built in the 18th century, is a Grade II listed, three-bedroom cottage with generous accommodation, outbuildings, and original character throughout, all located at the heart of Market Overton.**

Kitchen • Three Reception Rooms • Three Bedrooms • Family Bathroom • Private Rear Garden • Outbuildings • Village Location • On-Street Parking • Grade II Listed

### **Accommodation**

Enter the property into a large porch providing access to the front and rear with a door that gives way to the property's accommodation. The kitchen sits at the front of the property with a range of fitted units, a variety of integrated appliances and space for free-standing white goods. The main sitting room is accessed from the kitchen with original stone flooring, a large window seat and a feature fireplace. To the rear of the property there are two further reception rooms separated by a double-sided log burning stove. The sitting area has stairs rising to the first floor and then flows through to the extended dining room. The dining room has a large skylight allowing plenty of light and bi-folding doors opening to the patio and garden beyond.

To the first floor there are three well-sized bedrooms that are served by a family bathroom. The family bathroom comprises a shower bath, and a vanity unit with built in basin and low flush lavatory.

### **Outside**

To the front of the property there is a hard-landscaped garden with a path leading round to the front door. To the rear, the garden is mainly laid to lawn with a variety of seating areas, placed to take advantage of the sun throughout the day. There is a raised border with mature planting and to the far end of the garden, a stone-built outhouse and a useful storage shed.



## Location

Market Overton is a pretty, popular village only 6 miles from Oakham, with easy access to the A1 north and south and mainline railway stations at Grantham and Peterborough, plus local trains to Leicester and Stamford from Oakham. Within the village there is a doctor's with dispensary, a community-owned shop, one public house, church, bowls club, very active cricket club, children's play park, and a village hall that holds exercise classes and numerous village events. Schooling in the area is excellent with renowned schools such as Oakham, Uppingham, Stamford and Oundle. Community events happen throughout the year in Market Overton, including a village feast weekend, Burns Supper, and lighting of the village Christmas Tree.

## Services & Council Tax

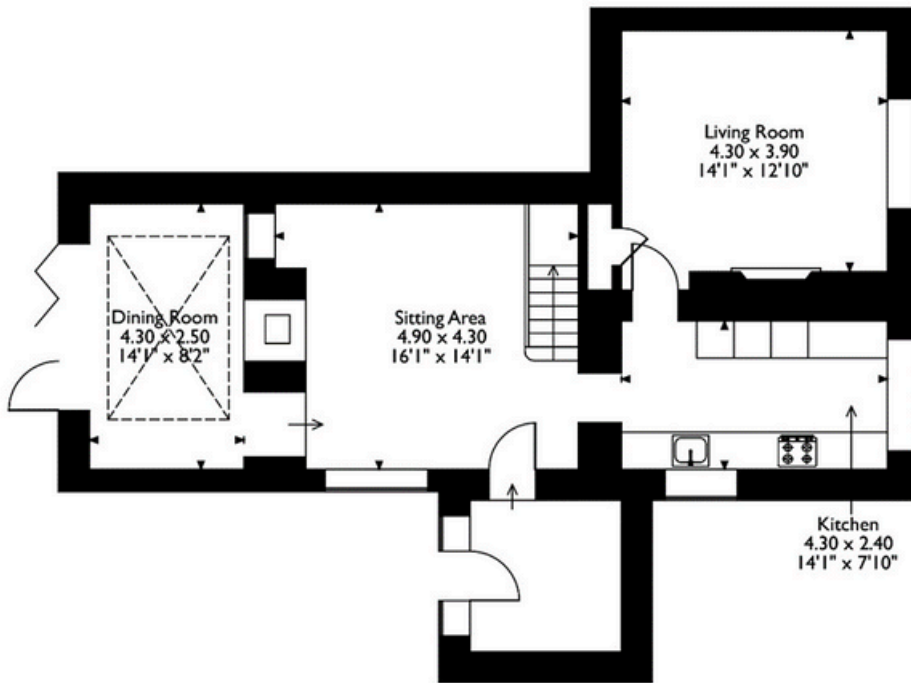
The property is offered to the market with all mains services and gas-fired central heating. Rutland County Council – Tax Band D

## Tenure

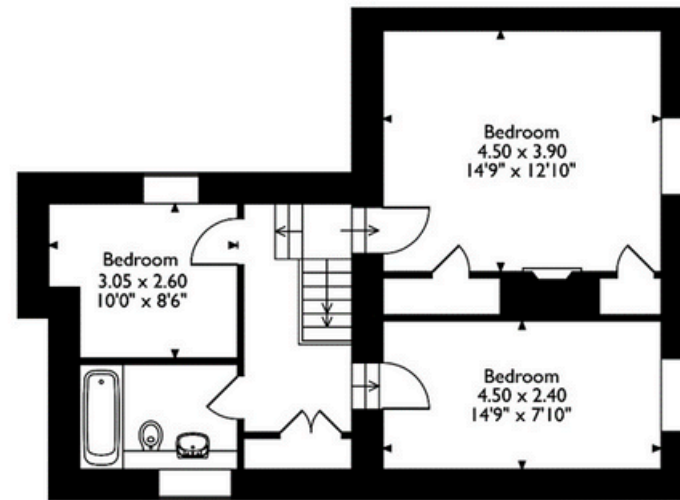
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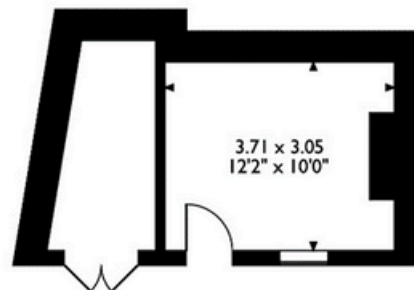
Forge Cottage, 16 Main Street, Market Overton, Oakham, Rutland LE15 7PL  
House Total Approx. Gross Internal Floor Area incl. Outbuilding = 1571 ft<sup>2</sup> / 146 m<sup>2</sup>  
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



Outbuilding



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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.

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