



MAIN STREET
SEATON, RUTLAND

JAMES
SELICKS



“... LIMESTONE AND THATCHED COUNTRY COTTAGE ...”

A quintessential, limestone and thatched, country cottage offering three-bedrooms, off-road parking, garaging and a one-bedroom annex, sitting on a generous and private plot in the popular village of Seaton.

Dining Kitchen • Two Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite • One Bedroom Annex • Pretty Cottage Garden, Large Plot • Off-Road Parking, Double Garage • Village Location • Grade II Listed •

Ground Floor

This beautiful country cottage offers deceptively spacious accommodation that has been modernised throughout whilst retaining so much of its original character. The cottage is bursting at the seams with period features to include some original floors, exposed stonework, beams to the ceilings, and a wonderful Inglenook fireplace.

The ground floor in brief comprises a dining kitchen, two reception rooms, a study, utility room and downstairs cloakroom. The dining kitchen is situated in the original cottage, a roomy but cosy space with windows to the front and rear. There are a good range of fitted shaker style units with a variety of integrated appliances, space for a Range style cooker and an island with breakfast bar. There is ample space for a dining table and comfy seating around the log burner set into the beautiful original fireplace. Adjacent to the dining kitchen is the formal entrance hall that gives access to the downstairs cloakroom and the sitting room. The sitting room itself has windows to three sides allowing plenty of light and a timber fireplace with a log burner inset.

Beyond the dining kitchen to the rear there are three further vaulted rooms. The first directly off the kitchen, a few steps up lead to a spacious and utility room/back kitchen providing further storage, a secondary sink and oven, space for white goods and a stable door out to the garden. Another step up from here leads to a further reception room that is currently being used as a crafts/work room and then a couple more steps lead to a useful study. The study has a door that provides access into the integral double garage.



One-Bedroom Annex

The property also benefits from a one-bedroom detached annex complete with its own entrance hall, open plan living kitchen, double bedroom, and shower room.

First Floor

The first floor is vaulted with exposed beams throughout creating a wonderful sense of space and is accessed via two separate staircases. A staircase from the formal entrance hall rises into the vaulted master bedroom, a lovely space with a window overlooking the rear garden and views beyond plus, an ensuite shower room.

A further two double bedrooms are accessed via a staircase in the dining kitchen rising to a light and airy landing. Both bedrooms offer space for free-standing storage, windows looking out to the front and are served by the family bathroom. The family bathroom comprises a corner shower, wash hand basin, low flush lavatory and heated towel rail.

Outside

The property has a wonderful outside space with garden and grounds surrounding the property on three sides. There is also vehicular access from the rear of the plot onto a large, gravelled driveway providing ample off-road parking and access to the double garage. The areas to either side of the driveway are bounded by hedging and laid to lawn with mature borders. A stone wall separates the driveway from the main garden with two access points through five-bar hand gates, one leading to the main house and one to the annex. The main garden, again predominantly laid to lawn with a seating area and gravel path leading around to the side and front garden. To the side of the property is a further garden space, hard-landscaped with soft planting and a path leading round to the front of the property. The front garden is beautifully-landscaped with a pathway leading through a topiary arch to the front door.



“... GARDEN AND GROUND
SURROUNDING THE PROPERTY ON
THREE SIDES ...”

Location

The village of Seaton lies approximately three miles south west 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 gas-fired central heating.

Rutland County Council
Main House - Tax Band G
Annex - Tax Band A

Tenure

Freehold

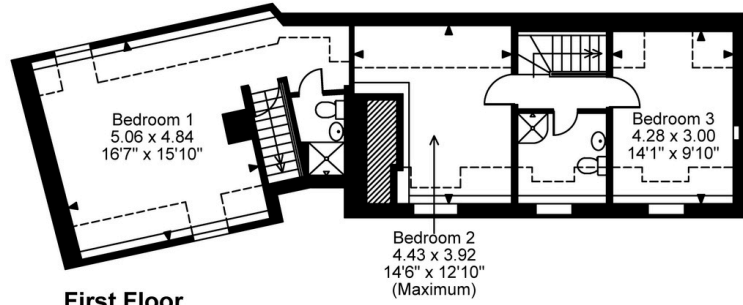




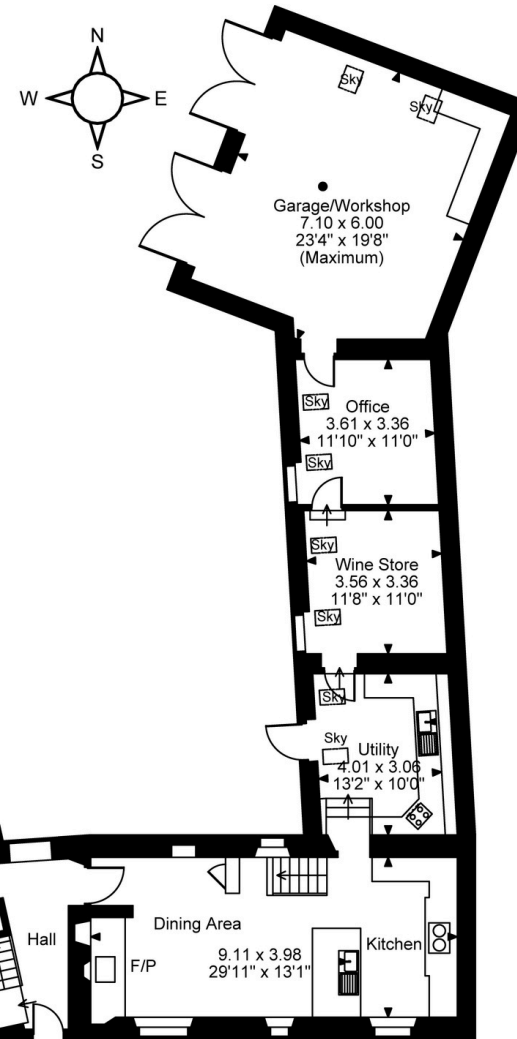
20 Main Street, Seaton, Oakham, Rutland LE15 9HU

House Total Approx. Gross Internal Floor Area incl. Garage = 2595 ft² / 241 m²

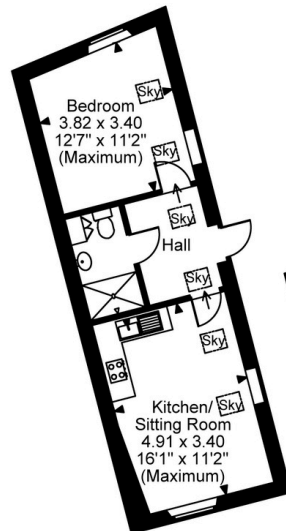
Measurements are approximate, not to scale, for illustrative purposes only.



First Floor



Ground Floor



Annexe



**JAMES
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LISTED BUILDINGS

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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.