



MAIN STREET  
COTTESMORE, RUTLAND

JAMES  
SELICKS







## “... DECEPTIVELY SPACIOUS AND LIGHT-FILLED ...”

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**A delightful four-bedroom limestone and thatched cottage with deceptively spacious and light-filled accommodation, off-road parking, and a pretty, south-facing walled garden, all nestled into the heart of Cottesmore village.**

Dining Kitchen • Two Reception Rooms • Utility Room • Ground Floor Bedroom • Three Further Double Bedrooms • Family Bathroom, Two Ensuites • Detached Outbuilding/Annex • Pretty Walled Garden • Off-Road Parking • EER - D

### Accommodation

The ground floor in brief consists of a dining kitchen, two reception rooms, a study, a utility room, and a downstairs shower room. The dining kitchen has a good range of fitted shaker style units with space for free-standing appliances, a large kitchen island and space for a dining table. A door from the kitchen leads to a rear hallway providing access both outside and to the spacious utility room. The utility room offers extensive further storage and space and plumbing for white goods. The dual aspect main living room sits to the centre of the property with timber floors, beams to the ceiling, exposed stone, and a feature fireplace.

The main entrance hall provides access to further ground floor accommodation and has stairs rising to the first floor. There are two further reception rooms here, one currently used as a dining room and the other as a study. The study itself could be utilised as a ground floor bedroom as it has an ensuite shower room attached.

On the first floor there are three good-sized double bedrooms, all with views over the pretty cottage garden. One bedroom is complemented by an ensuite shower room, and the further two bedrooms are served by a spacious family bathroom comprising a corner bath, separate shower, wash hand basin, low flush lavatory and a heated towel rail.

Further to the property itself, there is a stone-built outbuilding that the current owners have renovated to create ancillary accommodation. The outbuilding is currently used as workspace but has plumbing and heating in place and could easily be used as additional accommodation.





## Outside

There is a block-paved driveway providing private off-road parking with a beautifully-landscaped garden adjacent with mixture of mature planting, paving and to the far end, a extremely private decked area offering a wonderful space for outdoor entertaining. The garden is walled on all sides providing a great degree of privacy and security.

## Location

Cottesmore is a pretty village to the East of Oakham with excellent travel links being approximately three miles from the A1(M). The East Coast mainline station runs through Peterborough allowing access to London in less than an hour. The village boasts an excellent public house, a primary school, garage, shop/post office and a first-class fish and chip shop.

## Services & Council Tax

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

## Tenure

Freehold



35 Main Street, Cottesmore, Oakham, Rutland LE15 7DH

House Total Approx. Gross Internal Floor Area incl. Workshop/Annex = **2454 ft<sup>2</sup> / 228 m<sup>2</sup>**

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



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.





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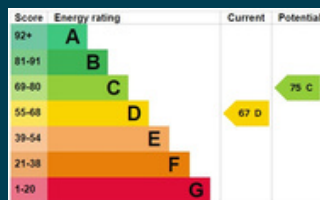
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