

TILTON ROAD
WITHCOTE, RUTLAND

JAMES
SELICKS





“... EXTENDED AND BEAUTIFULLY FINISHED ...”

A four-bedroom period home that has been significantly extended and beautifully finished to focus attention to the stunning uninterrupted views, situated on an incredibly generous plot of approximately two acres featuring off-road parking, outbuildings, and a paddock.

Open Plan Living Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Garaging • Approx. 2-Acre Plot including Paddock • Large Garden • Countryside Views •

Ground Floor

This stunning stone-built farm cottage has been extensively extended and beautifully renovated, seamlessly blending generous proportions with the much sought-after open-plan living while preserving its character and charm. Nestled in rolling countryside, the property has been thoughtfully redesigned to highlight the breathtaking views over the stunning parkland of Withcote Hall, directly to the rear, incorporating ancient trees and an attractive lake.

A spacious entrance hall leads into the impressive 37 ft. open-plan living kitchen, where expansive glazing across three elevations floods the space with natural light and frames the picturesque landscape beyond. The kitchen is fitted with a comprehensive range of units, integrated appliances, and a central island with a breakfast bar. Designed for modern living, it offers ample room for soft seating and features two elevations of large bi-fold doors, connecting the indoors with the patio and garden. At the opposite end, the dining and living area boasts two sets of French doors opening onto the patio and a feature fireplace with an open fire.

Adjacent to the kitchen is a utility/boot room providing ample storage for coats and shoes, space and plumbing for white goods, access to the downstairs cloakroom and a stable door leading to the side of the property. Completing the ground floor, a cosy reception room at the front of the house features oak parquet flooring, an open fire, and a delightful window seat overlooking the front garden. The entire ground floor, with the exception of the reception room benefits from wet underfloor heating.



First Floor

Upstairs, a spacious and light-filled landing gives way to four double bedrooms and two bath/shower rooms. The primary bedroom is well-proportioned with a feature fireplace and includes built-in wardrobes, an en-suite shower room with a generous walk-in shower, and two large windows showcasing uninterrupted countryside views.

The remaining three double bedrooms share the well-appointed main bathroom, which features a bath, a double width shower, wash hand basin, low flush WC, and a heated towel rail.

Outside

Set within approximately 2-acres the property boasts a large garden and adjoining paddock of approximately 1.4-acres. Surrounded by open fields, it enjoys frequent visits from barn owls, foxes, and even the occasional deer, creating a truly delightful rural retreat.

A tree-lined lane leads to a private gravel driveway, offering ample parking and access to a double, part open, oak-framed garage with a log store and storage shed. The lane also connects directly to a bridleway with no roads to cross, providing access to scenic routes towards Launde, Braunston, and beyond. Steps from the driveway descend to a pathway leading to the front door, flanked by neat lawns, while a gravel path wraps around the side of the house, opening into the rear garden.

Predominantly laid to lawn, the rear garden features a raised limestone flag patio extending from the open plan living kitchen offering a seamless indoor-outdoor flow and an idyllic setting to enjoy the ever-changing views throughout the seasons. Towards the far end of the garden, a dedicated vegetable plot adds to the charm, with the adjacent paddock completing this exceptional country home.

“... IDYLIC SETTING TO ENJOY THE
EVER-CHANGING VIEWS
THROUGHOUT THE SEASONS ...”



Location

Withcote is a small hamlet situated in the rolling countryside, equidistant to the market town of Oakham and Tilton on the Hill. Tilton on the Hill benefits from local amenities including a shop, petrol station and popular public house whilst Oakham, only 5 miles away, offers a full range of facilities including excellent primary and secondary schooling and nearby Rutland Water providing an extensive range of outdoor pursuits. Withcote is well situated within easy access to the A47 and Leicester where there is a main line train service reaching London within the hour.

Services & Council Tax

The property is offered to the market with mains electricity and water, super-fast broadband, oil-fired central heating and its own private drainage system.

Harborough District Council – Tax Band D

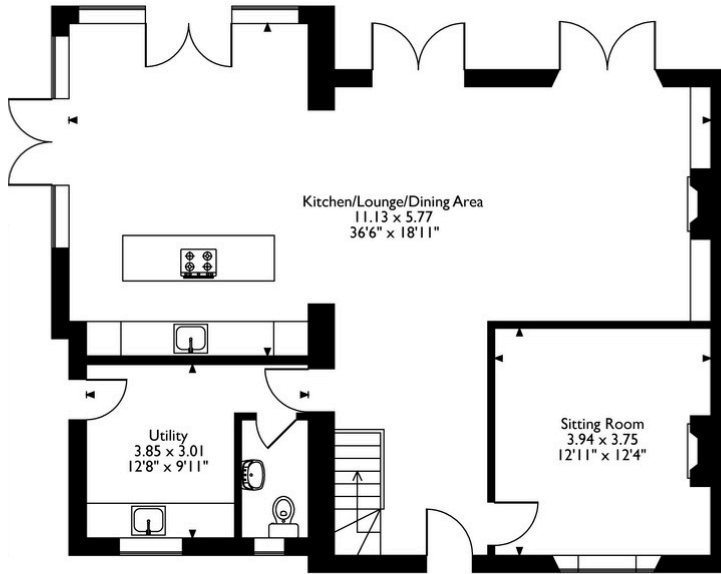
Tenure

Freehold

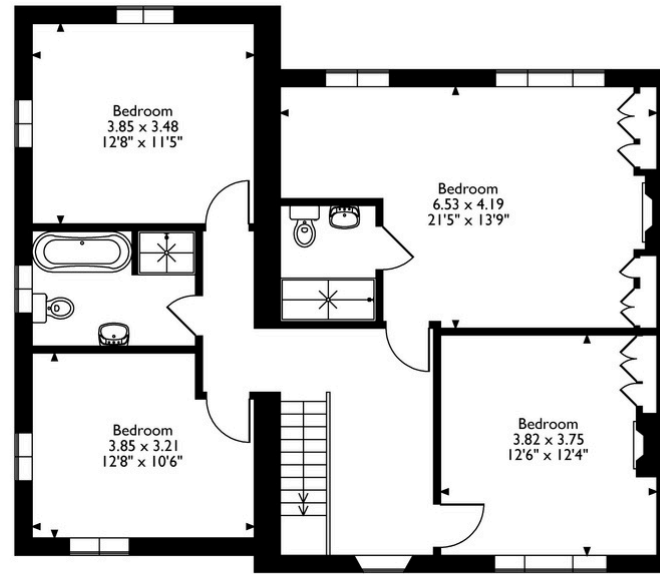




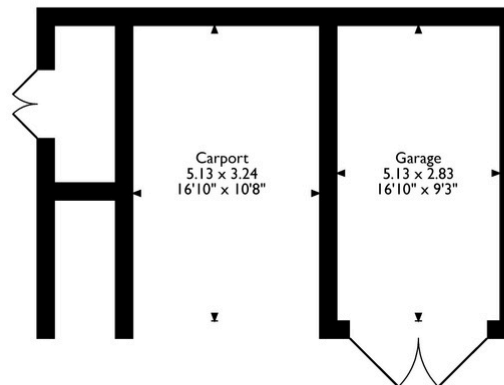
1 Sauvey Castle Farm Cottage, Tilton Road, Withcote, Rutland LE15 8DT
House Total Approx. Gross Internal Floor Area incl. Outbuildings = **2164 ft² / 201 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



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.