



STOUP COTTAGE
ASHWELL ROAD, WHISSENDINE

JAMES
SELICKS



“... BLENDS HISTORIC CHARACTER WITH MODERN LIVING ...”

Stoup Cottage, a charming Grade II listed home dating back to the 1700s, seamlessly blends historic character with modern living. This beautifully extended and fully updated four-bedroom period property offers generous living space and boasts a delightful south-facing garden, ideally located in the sought-after village of Whissendine.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room • Boot Room
• Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite •
Private Driveway, Double Garage • South-Facing Rear Garden • Village Location
• Grade II Listed •

Accommodation

Stoup Cottage beautifully combines timeless character with contemporary living. The original cottage, brimming with charming period features, is complemented by a spacious, light-filled modern extension, creating a harmonious blend of old and new.

The front door opens into a light and airy glass framed entrance hall providing access to the ground floor accommodation. To the left of the entrance hall is the original cottage and a step up to the right leads to the contemporary extension, home to an impressive and vaulted open plan living kitchen. The open plan living kitchen spans to approximately 35 ft. providing a wonderful space that's filled with natural light and seamlessly flows out to the garden through both bi-folds and a French door. The kitchen area itself has a comprehensive range of modern fitted units with a variety of integrated appliances, space for an American fridge freezer and a large central island with a breakfast bar. There is ample space for dining furniture, soft seating and an inset gas fire.

Adjacent to the kitchen, in the original part of the house there are two spacious reception rooms. The living room is a well-proportioned room with beams to the ceiling, and a beautiful Inglenook fireplace housing a free-standing multi-fuel stove. The dining room is another generously sized room featuring a window seat and an inset multi-fuel stove with a stone surround. Beyond the dining room there is a large boot room spanning the depth of the property offering further storage and a stable door out to the driveway. Just off the boot room is a downstairs cloakroom and a utility room offering ample space and plumbing for further white goods.



Accommodation continued...

To the first floor there are four double bedrooms and two bathrooms. The principal bedroom is a spacious room with a triple aspect allowing plenty of light and is complete with a dressing area, and an ensuite shower room. A particular highlight to note is the wonderful views, offering a charming perspective over the village rooftops and the church spire.

The further three bedrooms are well-proportioned, one with built-in wardrobes and all three sharing the family bathroom. The family bathroom comprises a shower bath, wash hand basin, low flush lavatory and heated towel rail.

Outside

Externally, the property sits on a generous, south-facing plot of approximately quarter of an acre. To the right hand side of the property is a large driveway providing ample off-road parking and an oversized double garage with electric doors. The garage has recently undergone a comprehensive renovation, including the installation of a new roof, full internal insulation—complete with an insulated loft space—and a complete rewiring. This versatile space is perfect for use as a double garage, workshop, studio, or home office, offering both functionality and modern comfort.

A curved wall separates the driveway from the garden with a hand gate to either end providing access into the garden. The garden has been beautifully landscaped by the current owners with a variety of patios, a timber and brick built pergola, a summer house and a large lawn with a multitude of mature planting and specimen trees. The garden is fully enclosed with hedging, walling or fencing on all sides offering a wonderfully private and secure outdoor space to enjoy throughout the year.

“... GENEROUS, SOUTH-FACING
PLOT OF APPROXIMATELY QUARTER
OF ACRE ...”







Location

Whissendine is a well-regarded Rutland village with a large community lying equidistant to the historic market towns of Oakham and Melton Mowbray. approximately 5 miles from Oakham and 6.5 miles from Melton Mowbray. The village offers all the qualities of rural life, whilst also being conveniently located providing easy access to the region's commercial and retail centres. Within the village there is a popular public house, a church, primary school and a village shop with café, as well as a playing field with cricket ground on the edge of the village. Communications in the area are excellent, with good links to Leicester, Peterborough, Grantham and Kettering, with the A14 dual carriageway providing rapid road access both east (A1), north/south (M1) and northwest (M6).

Services & Council Tax

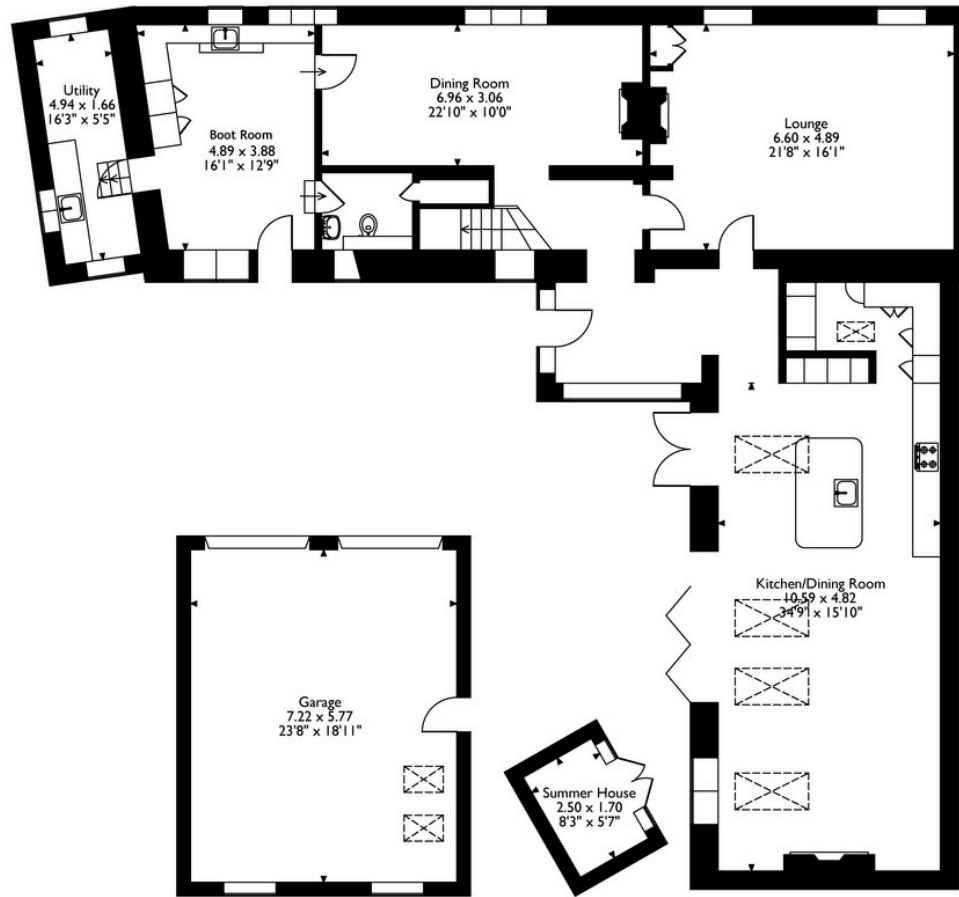
The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band G

Tenure

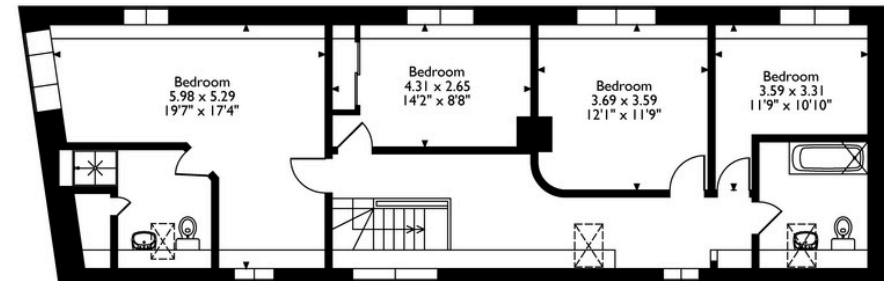
Freehold

Stoup Cottage, 11 Ashwell Road, Whissendine, Oakham, Rutland LE15 7EN
House Total Approx. Gross Internal Floor Area incl. Garage = **3326 ft² / 309 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



Outbuilding

Ground Floor



First Floor

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

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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.

