



TUDOR COTTAGE
THORPE BY WATER, RUTLAND

JAMES
SELICKS



“... CHARMING AND DECEPTIVELY SPACIOUS ...”

Tudor Cottage, originally built in the 16th century, is a charming and deceptively spacious, five-bedroom Grade II listed cottage that has been beautifully and sympathetically renovated throughout whilst retaining its original character, sitting on a wrap-around plot nestled into the heart of this quiet Rutland hamlet.

Dining Kitchen • Three Reception Rooms, Study • Downstairs Cloakroom
• Five/Six Bedrooms • Family Bathroom, Two Ensuites • Wrap-Around Plot • South-Facing Garden • Private Driveway, Double Garage • Grade II Listed • Peaceful Village Location

Ground Floor

Enter the property via an entrance porch leading into an entrance hall/reception room that's full of character with exposed beams, timber flooring and a wonderful inglenook fireplace housing a woodburning stove and the old bread oven. There are a further two reception rooms, and a study.

The main living room, spanning the depth of the property, sits to the east side of the property with a dual aspect, a built-in electric fire and French doors opening out to the garden. The second reception room, the garden room, sits to the rear with glazing on all sides and another set of French doors opening out to the patio and garden beyond.

A rear hallway runs from the living room across the back of the house providing access to the downstairs cloakroom and flowing into the dining kitchen. The kitchen itself has beautiful exposed stone walls, beams to the ceiling and a comprehensive range of fitted units with space for appliances, a stable door out to the patio and a side porch providing access to the private driveway and double garage.



First & Second Floor

The bedroom and bathroom accommodation is arranged over the first and second floors. To the first floor there are four bedrooms, one with an ensuite and the other three served by a family bathroom comprising a bath, separate shower, wash hand basin and low flush lavatory.

There are two further bedrooms to the second floor, one generously sized with an ensuite shower room, the second, a smaller room that is currently used for storage but could be utilised as a single bedroom.

Outside

The property is approached via a five-bar timber gate opening onto a block-paved driveway providing ample parking and access to the detached double garage. The garden itself wraps around the entire property, mainly laid to lawn with well-established planting and specimen trees throughout and a mature ornamental pond.

To the rear, there is a large block-paved and flagstone patio offering a wonderful outside space for entertaining and enjoying the southerly orientation providing sun for the entirety of the day.

Tudor Cottage is wonderful home that has been sympathetically renovated and beautifully presented by its current owners whilst still bursting with character throughout.

“... SYMPATHETICALLY RENOVATED
AND BEAUTIFULLY PRESENTED ...”



Location

Thorpe by Water is a small rural hamlet a few miles South of the historic market town of Uppingham where there are all the facilities and amenities you need, together with a full range of shops, a weekly market, and a wide variety of schools for children of all ages. For commuters, the village is within easy driving distance of major centres such as Corby, Kettering, Peterborough, and Leicester. These four centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating and high speed fibre internet. Council Tax Band F.

Tenure

Freehold

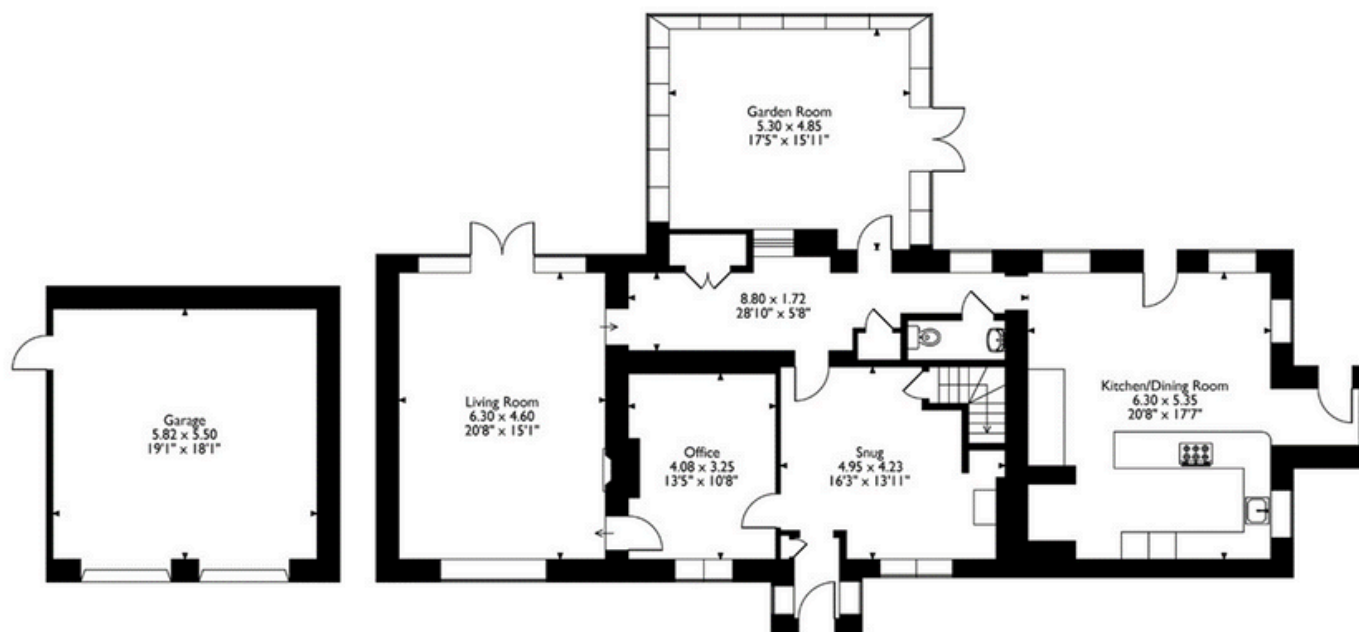




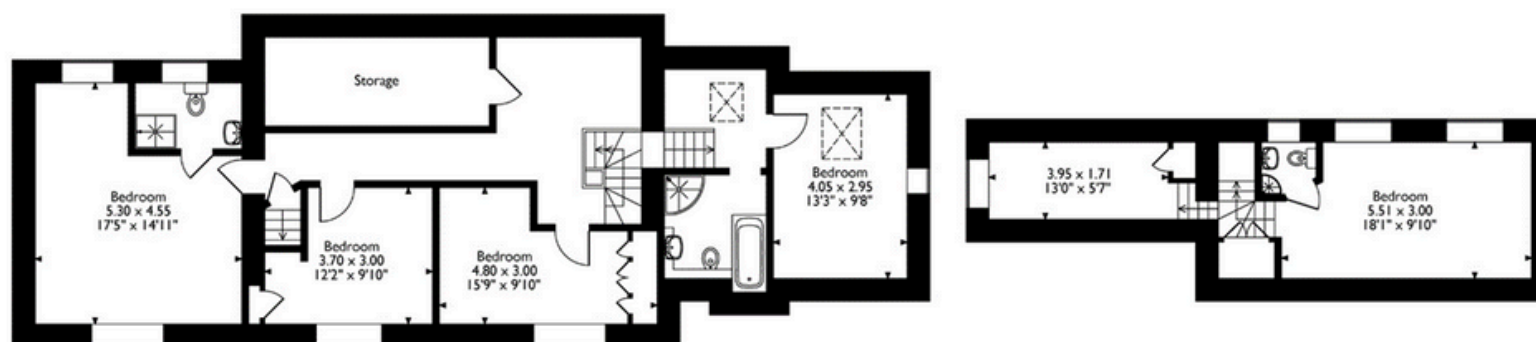
Tudor Cottage, 11 Main Street, Thorpe by Water, Oakham, Rutland LE15 9JQ

House Total Approx. Gross Internal Floor Area = **2960 ft² / 275 m²**

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



Ground Floor



First Floor

Second Floor



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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.

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