



HARE HOUSE  
MOUNT PLEASANT ROAD, MORCOTT

JAMES  
SELICKS







## “... DECEPTIVELY SPACIOUS ACCOMMODATION ...”

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**A four-bedroom character home offering deceptively spacious accommodation, off-road parking and a south facing courtyard garden, nestled in the heart of the South Rutland village of Morcott.**

Dining Kitchen • Three Reception Rooms • Downstairs Cloakroom •  
Four Double Bedrooms • Family Bathroom, One Ensuite • South Facing  
Courtyard Garden • Off-Road Parking • Village Location • EPC - D •

### Ground Floor

Step into this deceptively spacious character home through a wide entrance hall that spans nearly the full width of the property, featuring original tiled flooring and providing access to the ground floor accommodation.

The majority of the living space is positioned to the front of the home, beginning with a generous dining kitchen. This space boasts an exposed stone feature wall, a comprehensive range of fitted Shaker-style units, a variety of integrated appliances, room for an American-style fridge freezer, and ample space for dining furniture.

Adjacent to the kitchen are two front-facing reception rooms. The first is currently used as a snug, complete with a feature fireplace and a cosy log-burning stove, while the second, currently a playroom, offers excellent built-in storage and flexible use as a home office or additional sitting room.

To the rear of the property is the main living room, featuring a large picture window that floods the space with natural light and offers views of the courtyard garden. A striking stone-built fireplace with a log-burning stove adds warmth and character. Completing the ground floor is a practical cloakroom/utility room.





### First Floor

Upstairs, the landing leads to four well-proportioned double bedrooms and two bathrooms. The principal bedroom benefits from built-in wardrobes and access to a stylish Jack and Jill en suite bathroom with a freestanding bath, wash hand basin, and low flush WC. The remaining three double bedrooms each offer built-in storage and share a contemporary shower room featuring a large walk-in shower, wash hand basin, low flush WC, and heated towel rail.

### Outside

Externally, the property enjoys a gravelled driveway providing off-road parking for two vehicles and direct access to the front entrance. A pedestrian gate also opens into the south-facing courtyard garden—a generous and well-designed outdoor space. The lower level, accessed via bi-fold doors from the hallway, features raised planted borders and leads up via steps to a further level with ample room for seating, dining, and storage.



“... SOUTH-FACING COURTYARD  
GARDEN ...”

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## Location

The village of Morcott is a picturesque semi-rural village within Rutland with a friendly and active community. It's situated conveniently for the market towns of Stamford, Uppingham & Oakham. It's also only a few miles from the popular Rutland Water Reservoir. On the A47 are two petrol stations/garage/repair businesses which also sell newspapers and groceries. Redwings Lodge on the east-bound carriageway of the A47. Next to it you'll also find Rutland Point Cafe/bar/restaurant. Morcott has bus links to Uppingham and Stamford: timetables in the bus stop on the High Street. Visiting services include a wet fish van, mobile library, and fish & chips.

## Services & Council Tax

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

Rutland County Council – Tax Band F

## Tenure

Freehold





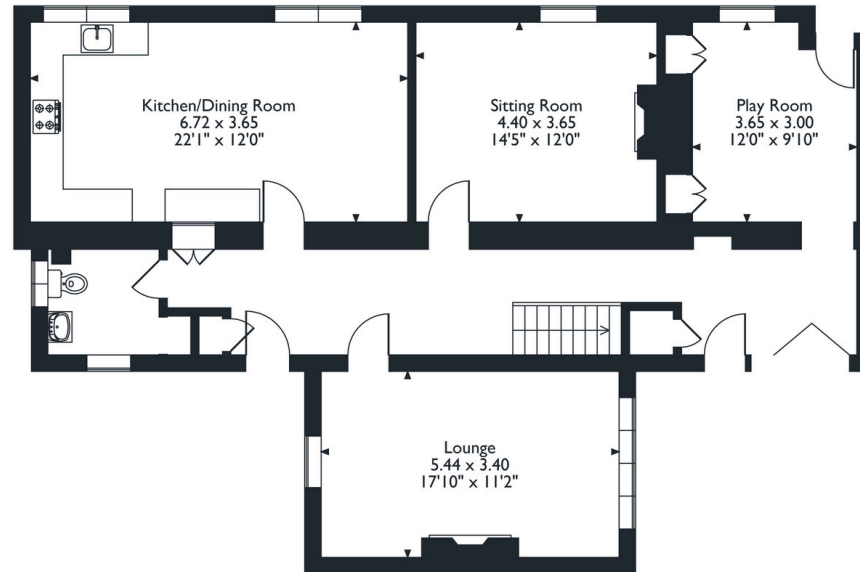




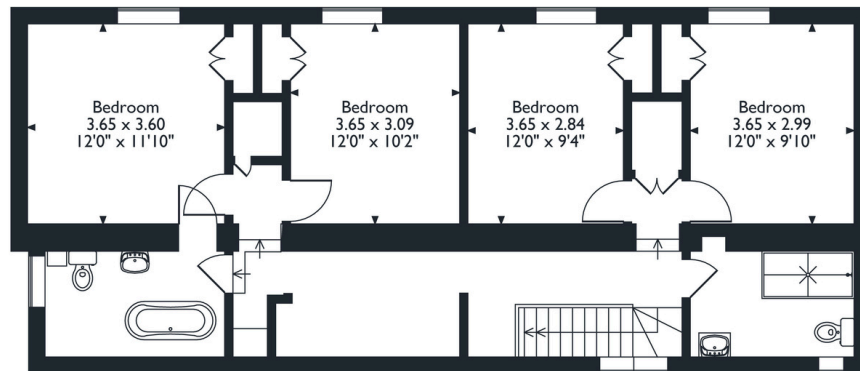
**Hare House, 1 Mount Pleasant Road, Morcott, Oakham, Rutland LE15 9DP**

House Total Approx. Gross Internal Floor Area = **2175 ft<sup>2</sup> / 202 m<sup>2</sup>**

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



**Ground Floor**



**First Floor**





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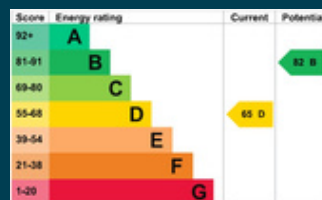
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#### Measurements and Other Information

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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