



THE JETTY
WING, RUTLAND

JAMES
SELICKS



“... TWO-BEDROOM GRADE II LISTED COTTAGE ...”

A two-bedroom Grade II listed cottage on a generous plot in the sought-after village of Wing. In need of renovation, it offers an exciting opportunity to create a charming period home in a peaceful village setting.

Kitchen • One Reception Room • Two Bedrooms • One Bathroom •
Generous Plot • South Facing Garden • Outbuildings • Village Location
• Renovation Opportunity • NO CHAIN •

Accommodation

The property is entered via a generous hall with access to the bathroom and kitchen. The kitchen, complete with an Aga, adjoins a spacious reception room featuring an Inglenook fireplace and dual-aspect windows. Stairs lead to the first floor where there are two bedrooms. The cottage requires a full scheme of renovation, presenting an excellent opportunity to create a characterful home.

Outside

Externally, the cottage sits on a generous plot with west- and south-facing gardens, mainly laid to lawn and enclosed on all sides. A stone and brick outbuilding provides three useful stores.

Services & Council Tax

The property is offered to the market with all mains services and electric heating.

Rutland County Council – Tax Band D



Location

Wing is a much sought-after Rutland village based south of Rutland Water, four miles from Oakham and three miles from Uppingham. Reeves Lane itself is an incredibly quiet road with no through traffic. The village has a very active community and has a popular farm shop comprising a restaurant/tearoom and provides a comprehensive range of local farm produce, fine wine and everyday essentials. There is a bus service to all local market towns, great road links to Leicester, Stamford and Peterborough and the area is particularly well served by plenty of popular schooling in both the state and private sectors.

Tenure

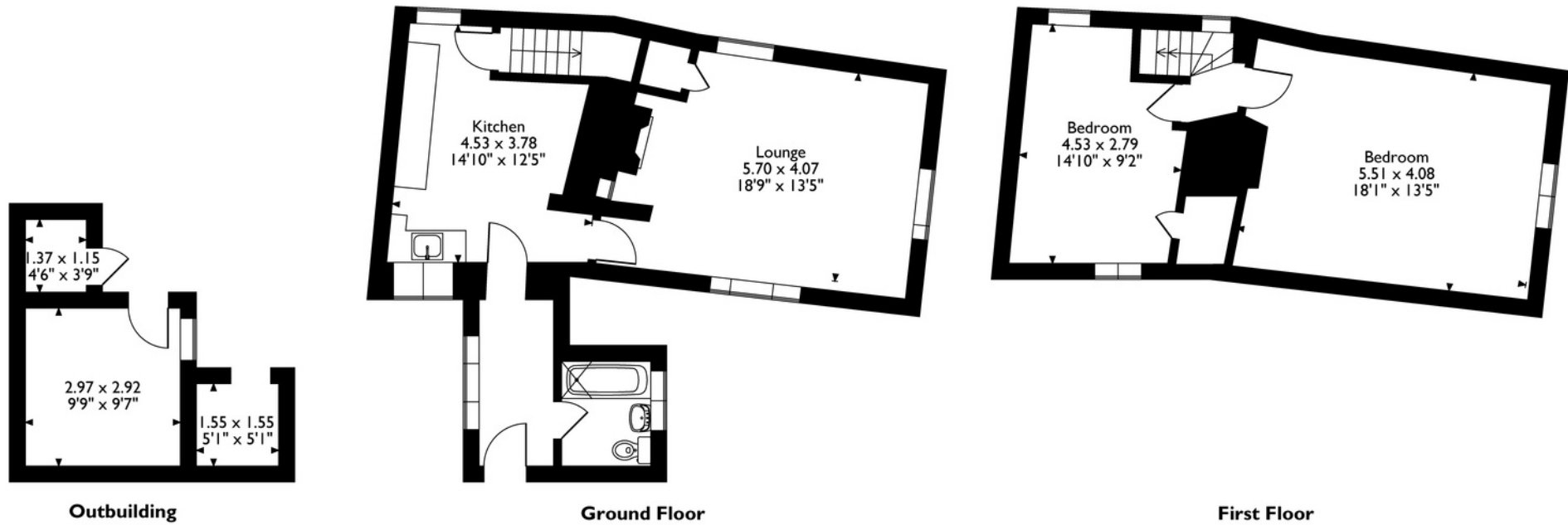
Freehold



7 The Jetty, Wing, Oakham, Rutlad LE15 8RX

House Total Approx. Gross Internal Floor Area incl. Outbuilding = **1141 ft² / 106 m²**

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





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**JAMES
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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.