



Waterend, Belton in Rutland  
Asking Price of £575,000









Dating back to 1758, with a sympathetic extension added in the 1970s, this grade II listed cottage is nestled on the edge of the picturesque village of Belton in Rutland. Steeped in history yet thoughtfully modernised, it offers the perfect balance of characterful country living and contemporary comfort.

Set across three beautifully presented floors and boasting over 1,600 square feet of living space, the cottage offers both charm and generous proportions. The kerb appeal is immediate, with a lovingly maintained front garden framed by established greenery, creating a warm welcome from the moment you arrive.

Step through the enclosed entrance hall into the heart of the home, where period features such as exposed beams, original ironstone, and a wood-burning stove evoke a sense of rustic elegance and timeless calm. The inviting sitting room flows seamlessly into a delightful dining area, complete with charming window seat – a feature that is as practical as it is pretty.

To the rear of the property, a well-appointed kitchen is complemented by a utility area and a convenient downstairs w/c with Belfast sink and practical shower hose attachment, providing everything needed for modern family life.

Upstairs, the first floor hosts the principal bedroom with built-in storage, alongside a second bedroom. This level benefits from both a stylish shower room and a luxurious family bathroom featuring a freestanding bath and separate shower.







Ascend once more to the top floor, where the original loft space has been cleverly converted into a serene sanctuary. Here you'll find a third bedroom, a generous additional reception area, and a home office – ideal for flexible living or working from home.

Lovingly maintained and restored by the current owners, this historic home offers a rare opportunity to own a truly unique piece of Rutland's heritage.

Tenure: Freehold (Grade II Listed)

Mains Water and Electricity Connected

Oil Central Heating

Council Tax: Band E











ENTRANCE HALL:

SITTING ROOM: 4.01m x 4.32m (13'2" x 14'2")

DINING ROOM: 4.01m x 3.23m (13'2" max x 10'7")

KITCHEN/BREAKFAST ROOM: 4.41m x 3.15m (14'6" x 10'4")

UTILITIY AREA: 4.41m x 4.25m (14'6" max x 13'11")

FIRST FLOOR LANDING:

BEDROOM ONE: 3.06m x 3.78m (10'0" x 12'5")

BEDROOM TWO: 4.04m x 2.71m (13'3" x 8'11")

BATHROOM:

SHOWER ROOM:

SECOND FLOOR:

BEDROOM THREE: 3.46m x 3.16m (11'4" x 10'4")

SNUG: 3.46m x 4.95m (11'4" x 16'3")

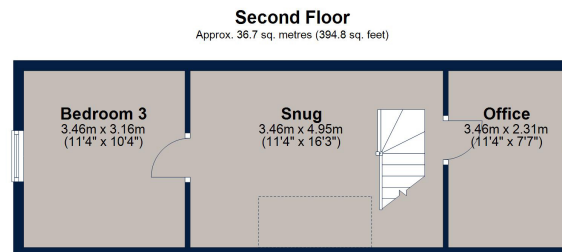
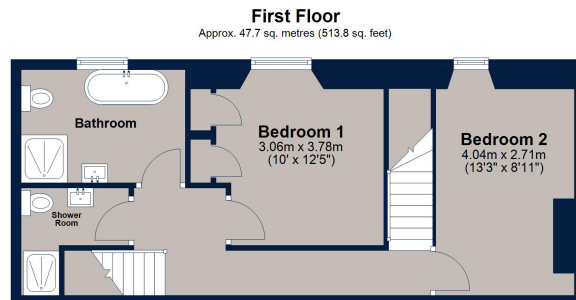
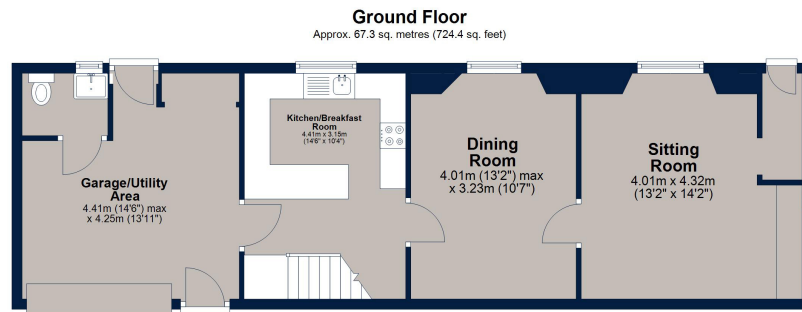
OFFICE: 3.46m x 2.31m (11'4" x 7'7")







# Waterend, Lambley Lodge Road, Belton in Rutland



Total area: approx. 151.7 sq. metres (1633.0 sq. feet)

**Osprey Oakham**  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

**Osprey Stamford**  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

**Osprey Oundle**  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk



**Osprey Melton**  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Tucked away in the rolling countryside, Belton in Rutland is a picturesque and peaceful village full of rural charm. With its stone cottages, welcoming community, and village pub and easy access to nearby market towns such as Uppingham and Oakham, it offers the best of village life, along with currently benefitting from the 747 bus route between Uppingham and Leicester. Surrounded by open fields and scenic walks, yet well-connected by road, Belton is ideal for those seeking a tranquil setting without feeling remote.

