



Church Farm House, 32 Main Street, Cottesmore, Rutland,  
LE15 7DJ

 **NEWTON FALLOWELL**

5 2 4

## Key Features

- Double Fronted Character Property
- Four Reception Rooms
- Five Bedrooms
- Single Garage & Driveway
- Newly Fitted Shower Room
- Private Rear Garden
- Modern Kitchen/Diner
- Downstairs Shower Room & W/C
- EPC Rating F
- Freehold

Guide price £600,000-£625,000





Welcome to this five-bedroom detached double fronted character property positioned in the heart of Cottessmore village. With a rich history dating back approximately 200 years as the Church Farm House, this home a wealth of period features. The current owners have lovingly updated the property, blending its historical roots with modern amenities. Don't miss the opportunity to make this character-filled property your own.

Upon entering, you are greeted by an inviting entrance hall with original beams and the stairs leading to the first-floor landing. To the rear of the cottage is the modern farmhouse-style bespoke kitchen/diner, boasting an aga, freestanding range-style cooker and integral dishwasher, with plenty of space for a dining table and further storage. The ground floor boasts a living room with a feature fireplace and exposed stonework, an opening from the kitchen leads into the dining room with a window looking onto the front garden. A utility room, and a convenient downstairs w/c complete the main part of the house. A delightful conservatory seamlessly connects to additional accommodation, presenting the possibility of a self-contained annex. This annex originally stable blocks, currently features a living room, a downstairs bedroom, and an adjacent shower room, providing flexibility for various lifestyle needs.

To the first floor landing you'll find four bedrooms, the master bedroom, adorned with built-in storage. The remaining three bedrooms, described as one large double and two small doubles, offer versatile space for family, guests, or home offices. A newly fitted luxury three-piece family shower room completes the first floor.



Outside, steps lead up to the front garden with hedging for privacy, as well as a side section mostly turfed with access to the conservatory/annex. The spacious fully enclosed rear garden provides a private oasis, perfect for entertaining or enjoying the afternoon sun. Behind the gates, a convenient courtyard at the back of the property serves as the driveway and access to the single garage, accessible down the side of the home.



Porch 2.51m x 1.16m (8'2" x 3'10")

Entrance Hall 3.72m x 2.12m (12'2" x 7'0")

Living Room 4.52m x 3.72m (14'10" x 12'2")

Dining Room 3.72m x 3.55m (12'2" x 11'7")

Kitchen/Breakfast Room 8.86m x 2.52m (29'1" x 8'4")

WC 1.40m x 0.90m (4'7" x 3'0")



Utility Room 4.98m x 2.36m (16'4" x 7'8")

Conservatory 8.33m x 2.17m (27'4" x 7'1")

Sitting Room 5.69m x 3.26m (18'8" x 10'8")

Bedroom Five 3.58m x 3.29m (11'8" x 10'10")

Shower Room 1.64m x 1.62m (5'5" x 5'4")

First Floor Landing 3.80m x 0.98m (12'6" x 3'2")



Bedroom One 4.58m x 3.80m (15'0" x 12'6")

Bedroom Two 4.42m x 3.78m (14'6" x 12'5")

Bedroom Three 3.55m x 2.91m (11'7" x 9'6")

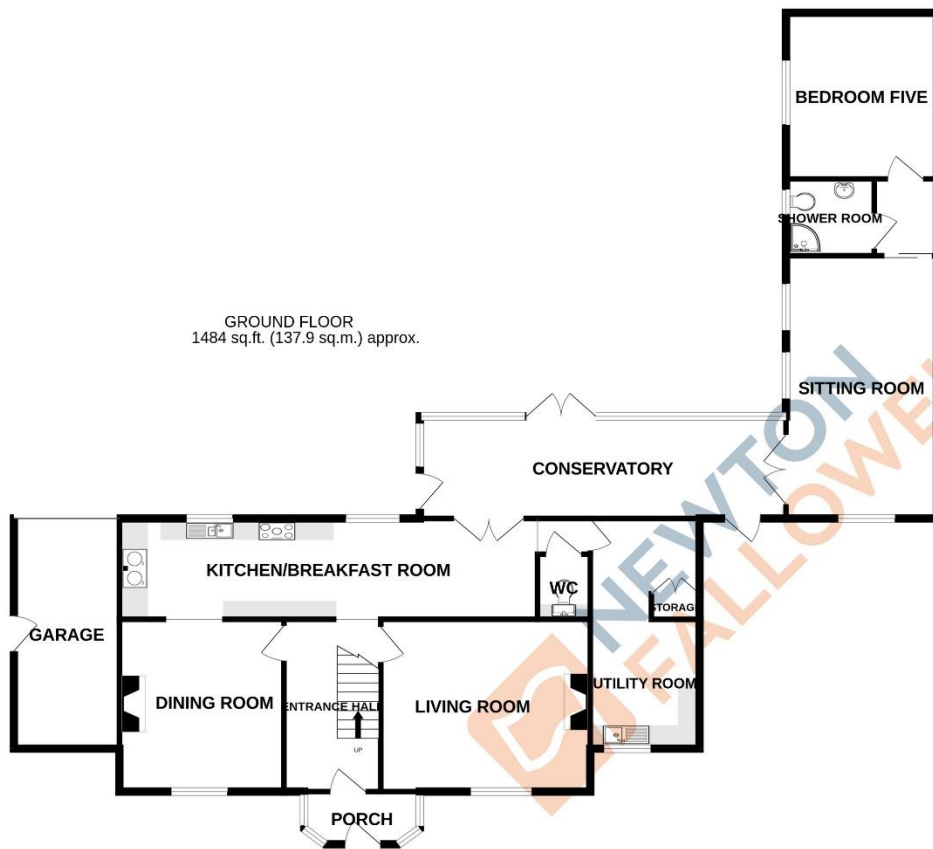
Bedroom Four 2.94m x 2.90m (9'7" x 9'6")

Shower Room 3.27m x 1.83m (10'8" x 6'0")

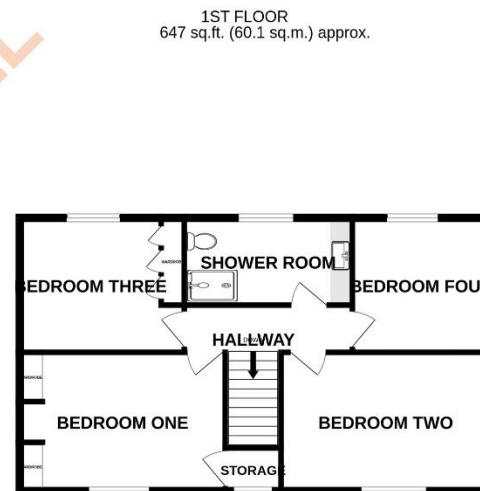
Garage 5.00m x 2.27m (16'5" x 7'5")







GROUND FLOOR  
1484 sq.ft. (137.9 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

MAIN STREET, COTTESMORE

TOTAL FLOOR AREA : 2131 sq.ft. (198.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	32 F	
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: E

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.