



The Old Post Office, 5 Cottessmore Road, Ashwell,
Oakham, LE15 7LJ

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Character Home
- Two Spacious Reception Rooms
- Kitchen Breakfast Room
- Three Bedrooms
- En - Suite Shower Room & Three Piece Bathroom
- Single Garage
- Enclosed Rear Garden
- EPC Rating E
- Freehold

Guide price £390,000





The Old Post Office is a Grade II listed cottage, a former range of almshouses known as 'Widows Yard'. This character home is situated in the popular village of Ashwell, with only a short drive from Oakham's historic market town centre. The property offers a kitchen breakfast room, two spacious reception rooms, three bedrooms, an en-suite shower room and a three-piece bathroom. Being sold with NO ONWARD CHAIN the property is a must-view at the earliest opportunity!

Entering via the side aspect and into the entrance hall you can access two of the bedrooms and the three-piece bathroom. A door from here provides access into the light and airy dining room which offers a vaulted ceiling and dual-aspect double-sided wood burner that warms both the dining room and living area. Opening from the dining area leads into the living room with lovely, vaulted ceilings and beams. From here a step provides access to bedroom one, which also boasts a modern en-suite shower room. Back to the dining room, a door opens into the kitchen with plenty of floor-to-wall base units, a Belfast sink, a gas cooker and space for appliances such as a dishwasher, washing machine, and fridge/freezer. The kitchen also offers plenty of space for a dining table and chairs.



Externally the property is well kept with the front laid to lawn, enclosed partly by the brick wall with the original Tudor arch. To the side of the property, you will find a block-paved courtyard which leads to the single garage/workshop.

Location

Ashwell is a beautiful semi-rural village approximately 3 miles from Oakham's town centre. The 14th-c parish Church of St Mary was greatly restored in late 19th-c by William Butterfield. Ashwell offers the village hall, built in 1925, hosting regular events and meetings. Just outside the village, within walking distance is the popular Rutland Garden Village with a café and restaurant.



Room Measurements

Entrance Hall 5.00m x 1.00m (16'5" x 3'4")

Dining Room 3.00m x 3.00m (9'10" x 9'10")

Living Room 5.00m x 3.00m (16'5" x 9'10")

Bedroom One 6.00m x 3.00m (19'8" x 9'10")



En-Suite Shower Room 2.00m x 1.00m (6'7" x 3'4")

Kitchen 4.00m x 3.00m (13'1" x 9'10")

Bedroom Two 3.00m x 3.00m (9'10" x 9'10")

Bathroom 2.00m x 2.00m (6'7" x 6'7")

Bedroom Three 2.00m x 2.00m (6'7" x 6'7")

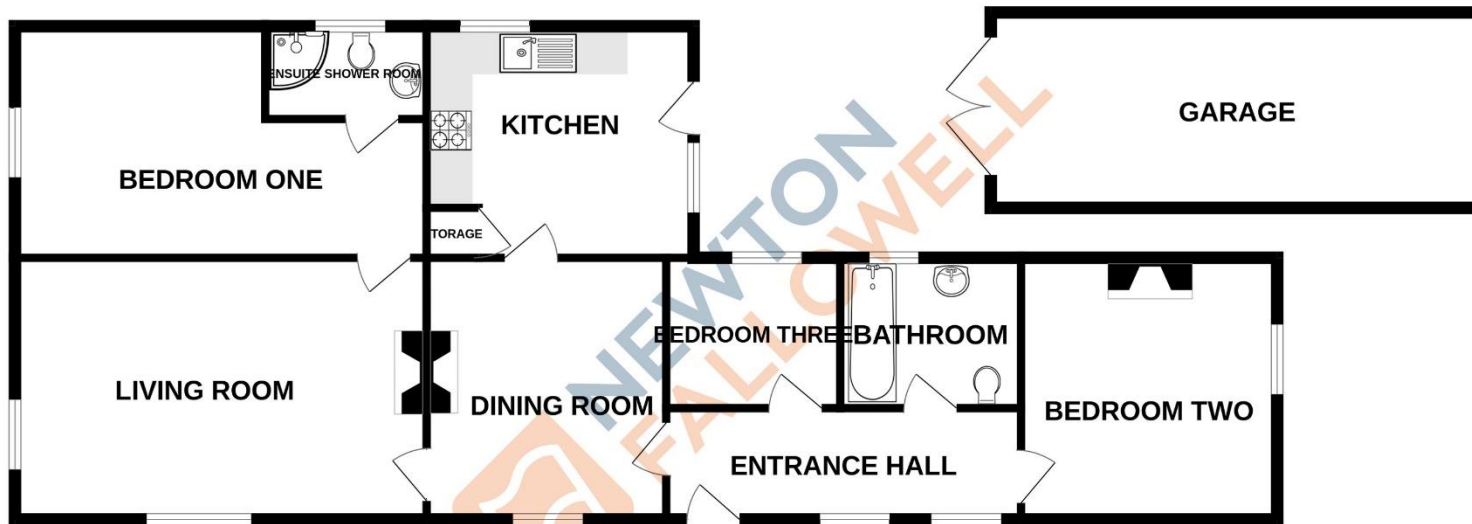


Garage 7.00m x 2.00m (23'0" x 6'7")





GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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.