



Tower Cottage Ashwell Hall Lane, Oakham, LE15 7SR



**NEWTON FALLOWELL**



4 2 3

## Key Features

- Grade II Listed Character Family Home
- Four Double Bedrooms
- Two / Three Reception Rooms
- Desirable Plot within Former Ashwell Hall
- Driveway, Car Port, Front & Rear Gardens
- Easy Access to Local Schools & Amenities
- Eye Catching Family Home
- No Onward Chain
- EPC Rating Exempt
- Freehold

Offers in excess of £800,000







Positioned within the desirable village of Ashwell, amongst the grounds of the Grade II Listed Ashwell Hall, is this striking home boasting a wealth of space and characterful features throughout. The former Stables to Ashwell Hall, built in c1879 and converted in c1979, Tower Cottage stands on a desirable plot and boasts an eye-catching façade, built in Ironstone with a Collyweston Slate roof. Offered for sale with no onward chain, this delightful home boasts spacious accommodation throughout including three reception rooms, an open plan kitchen & dining room, four / five bedrooms, an en-suite bathroom and a separate family bathroom. Tower Cottage offers excellent scope to further improve, if required and creates a desirable family home within a quiet area only a stone's throw from the market town of Oakham.

As you approach the property from the front, the large entrance door leads you into a spacious entrance hallway with ample space for coats and shoes along with access to the downstairs WC. A door leads through to the inner hallway with doors leading off to the ground floor accommodation, stairs to the first-floor landing and a door out to the rear garden. Along the hallway, you find the living area with dual aspect doors and windows allowing natural light to fill the room. This versatile room hosts many original features along with a free-standing multifuel burning stove. The kitchen and dining area creates a family orientated, open-plan space with the kitchen fitted with a range of wall and base units providing ample storage. At the end of the hall, you find a useful utility area and double doors leading through to an open place space hosting a range of opportunities, currently used as a workshop but could be adapted to provide further reception space, depending on the requirements of the owner. From the first floor landing you are greeted with an open plan reception room with dual aspect windows and Juliet balcony doors. Stairs lead to the second floor where you find a study area. The four bedrooms on the first floor are generously sized and feature built-in wardrobes and access to the three-piece family bathroom. The exceptional principle bedroom has high ceilings and dual-aspect windows with a fitted en-suite bathroom and wardrobes.



Tower Cottage sits on a generous plot along the private Ashwell Hall Road. The front garden is mainly laid to lawn with a selection of mature trees and shrubs. The gravel driveway provides off-road parking for several vehicles along with a timber-framed carport. The rear cottage style garden has a variety of low level shrubs with gravelled walkways along with several seating areas. The property is a very unique home and should be viewed at the earliest opportunity.





### Room Measurements

Entrance Hall 3.68m x 2.94m (12'1" x 9'7")

Downstairs WC 1.91m x 1.83m (6'4" x 6'0")

Inner Hall 8.52m x 1.70m (28'0" x 5'7")

Living Room 6.90m x 5.82m (22'7" x 19'1")

Kitchen & Dining Room 5.71m x 3.65m (18'8" x 12'0")

Utility Room 3.56m x 1.87m (11'8" x 6'1")

Workshop / Reception Room 6.35m x 5.93m (20'10" x 19'6")

Sitting Room 5.64m x 5.17m (18'6" x 17'0")

Bedroom One 8.10m x 6.21m (26'7" x 20'5")

En-Suite 2.69m x 2.23m (8'10" x 7'4")

Bedroom Two 3.53m x 3.41m (11'7" x 11'2")

Bedroom Three 3.84m x 2.93m (12'7" x 9'7")

Bedroom Four 4.64m x 3.02m (15'2" x 9'11")

Family Bathroom 2.83m x 2.04m (9'4" x 6'8")

Study 2.69m x 2.60m (8'10" x 8'6")

### Agent Note

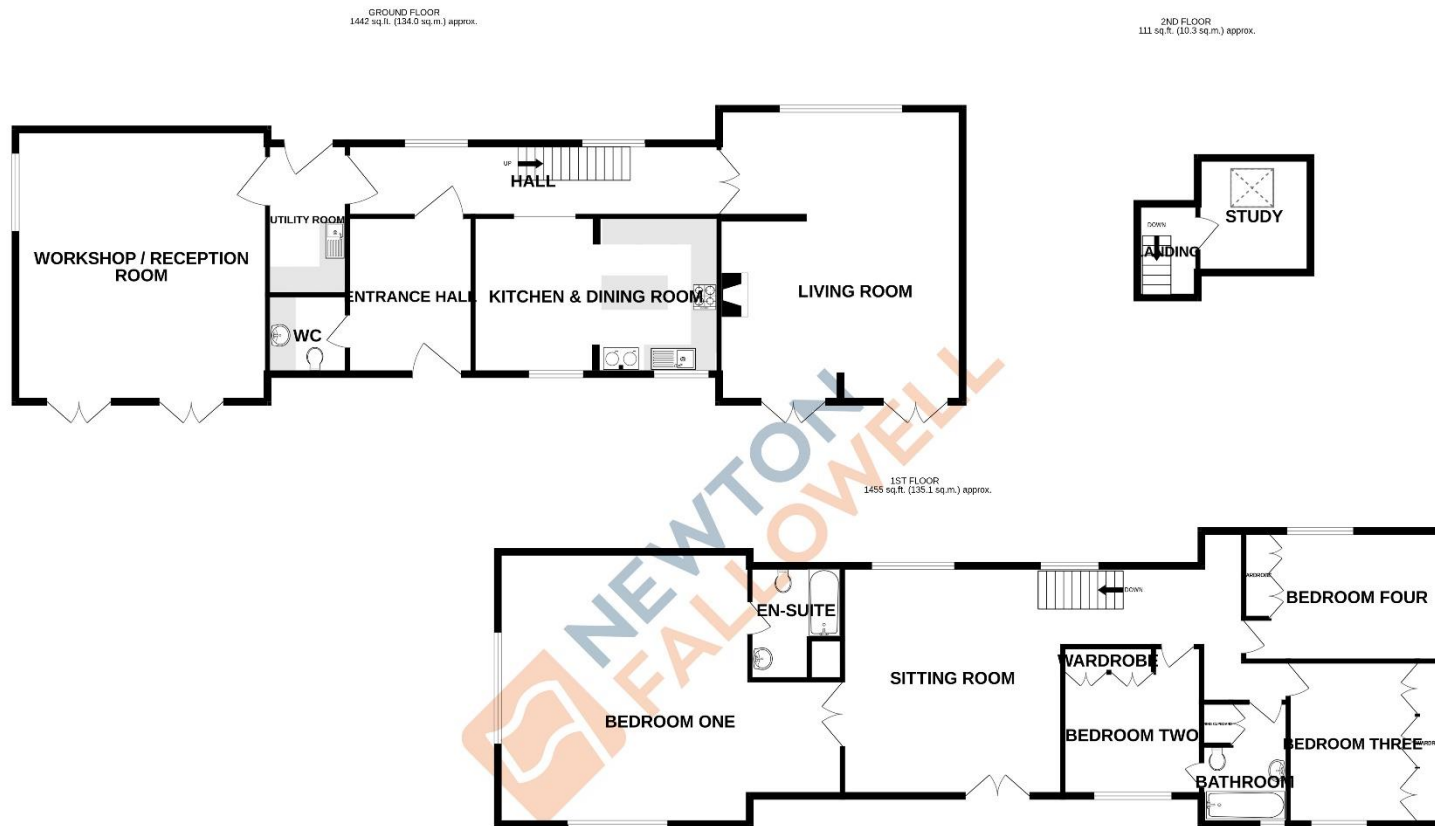
The property is not on mains drainage and is connected to a septic tank. Please contact Newton Fallowell for more information.











ASHWELL HALL LANE, ASHWELL, LE15 7SR

TOTAL FLOOR AREA : 3008 sq.ft. (279.4 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.

Made with Metropix ©2024

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: G

**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.