



Tilia Cottage, 5 Well Cross, Edith Weston, Oakham, LE15 8HG



**NEWTON FALLOWELL**



2/3 2 2/1

## Key Features

- Idyllic Terraced Cottage
- Two Double Bedrooms (Ground Floor Third Bedroom Potential)
- Two Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Open Plan Kitchen & Dining Area with Bi-Folds to Garden
- Two South Facing Gardens
- Direct Access to Rutland Water
- Quaint & Popular Village with Wealth of Amenities
- EPC Rating TBC
- Freehold

**Guide Price £500,000**







This beautifully extended, two/three bedroom eye-catching cottage is set in the idyllic village of Edith Weston with direct access to Rutland Water. Built in Stone and presented in an immaculate condition, Tilia Cottage is offered for sale with NO ONWARD CHAIN. The cottage boasts double-glazed, high performance hand-built windows and an extended interior including a generous living room, separate sitting room/bedroom three, ground floor shower room, open plan kitchen dining room, two generous bedrooms and a family bathroom. Positioned on a unique plot providing two private south-facing gardens, this fantastic home offers a unique opportunity to secure a striking cottage in a popular village with a wealth of amenities and easy access to Oakham, Stamford and Uppingham. Internal viewings are strongly advised.

As you approach Tilia Cottage from the front, the beautiful solid oak door leads into the spacious entrance hall with ample space for coats and shoes. From the hallway, you have the generous living room with an eye-catching fireplace providing a focal point to the room along with windows looking over the front aspect. The second reception room provides a versatile space and could be utilised as a downstairs bedroom if required. The extended kitchen area has been meticulously created to maximise space with a range of wall and base units. Bi-folding doors open out to the rear garden where matching tiles flow from the kitchen into the garden creating an easy-flowing inside-outside kitchen feel. The downstairs three-piece shower room completes the ground floor. From the first floor landing you find two double bedrooms and the luxury three-piece bathroom.



Within the seller's ownership of Tilia Cottage, they have tastefully transformed the property to an excellent standard including replacement handmade windows throughout. The property sits on a unique plot within the heart of Edith Weston and includes a walled front garden. The rear garden is enclosed by timber fencing and has been planted with a wide range of plants, shrubs and trees to provide colour throughout the year. A large patio area extends from the kitchen with an electrically operated sun blind for warm days. A second garden is located steps from the main garden and is mainly laid to lawn with a storage shed and further seating area.





### Room Measurements

Entrance Porch 0.96m x 1.30m (3'1" x 4'4")

Entrance Hall 1.06m x 3.45m (3'6" x 11'4")

Living Room 3.93m x 4.58m (12'11" x 15'0")

Sitting Room / Third Bedroom 2.24m x 4.54m (7'4" x 14'11")



Kitchen & Dining Room 2.72m x 5.55m (8'11" x 18'2")

Shower Room 1.64m x 2.74m (5'5" x 9'0")

First Floor Landing 1.74m x 5.01m (5'8" x 16'5")

Bedroom One 2.63m x 4.55m (8'7" x 14'11")



Bedroom Two 2.72m x 3.07m (8'11" x 10'1")

Bathroom 1.82m x 2.65m (6'0" x 8'8")









GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



WELL CROSS, EDITH WESTON, LE15 8HG

TOTAL FLOOR AREA : 901 sq.ft. (83.7 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	66 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland CC  
Council Tax Band: C

**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.