



Freestone Cottage, 54 High Street, Oakham, LE15 6AL



NEWTON FALLOWELL

 4  2  2

Key Features

- Town Centre Family Home with Character
- Three / Four Double Bedroom
- Open Plan Living Area
- Downstairs Shower Room & Bedroom
- Private & Easy to Maintain Rear Garden
- Private & Secluded Location Tucked Away from Oakham's High Street
- Easy Access to Local Amenities, Train Station & Schools
- A Real Must View Home!
- EPC Rating TBC
- Freehold

£399,950





Tucked away from Oakham's High Street is this unique Victorian family home positioned on a desirable plot with a generous south-facing, low-maintenance garden. Boasting spacious accommodation throughout including an open plan living area, country style breakfast kitchen, ground floor shower room first-floor bathroom, three/four double bedrooms, and great potential to convert the loft space if required and subject to the necessary consents. This excellent home oozes character throughout including high ceilings, sash windows and original fireplaces, properties of this nature rarely come to the market and should be viewed internally to fully appreciate the size of accommodation on offer.

As you head to the property, the entrance door leads you into a useful porch area with lots of space to store coats and shoes and also provides direct access to the rear garden. A door leads you through into the light and airy family room with a feature fireplace, sash windows and open stairs leading you to the first-floor landing. From here you enter the breakfast kitchen that has been fitted with a range of wall and base units and space left for appliances. This area has ample space for a breakfast table and a door leads out to the rear garden. An open door leads you into the useful utility room, access to the ground floor shower room, and into the versatile reception room/bedroom at the rear. From the first floor landing you have three spacious double bedrooms and the main family bathroom. From the main bedroom, a door also leads you through to a further dressing area/child's bedroom with a drop-down ladder to the partly converted attic space.

The real hidden gem to this property is the outside space, the garden area is very low maintenance with a selection of mature trees and shrub borders. A pedestrian right of way access is provided from Gaol Street to the rear garden. An internal viewing is strongly recommended.

Entrance Hall 2.64m x 1.57m (8'8" x 5'2")

Family Room 7.62m x 5.03m (25'0" x 16'6")

Kitchen & Breakfast Room 4.27m x 3.61m (14'0" x 11'10")

Utility Room 1.73m x 1.65m (5'8" x 5'5")

Shower Room 1.57m x 1.19m (5'2" x 3'11")

Bedroom Five/Reception Room/Study 3.61m x 2.9m (11'10" x 9'6")

First Floor Landing 4.98m x 1.07m (16'4" x 3'6")

Bedroom One 4.27m x 3.66m (14'0" x 12'0")

Bedroom Two 3.86m x 3.25m (12'8" x 10'8")

Family Bathroom 2.64m x 1.7m (8'8" x 5'7")

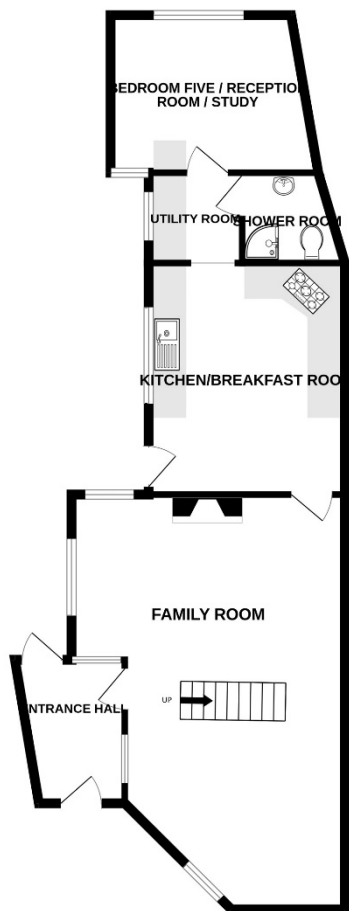
Bedroom Three 4.04m x 3.45m (13'4" x 11'4")

Bedroom Four/Dressing Room 3.71m x 2.92m (12'2" x 9'7")

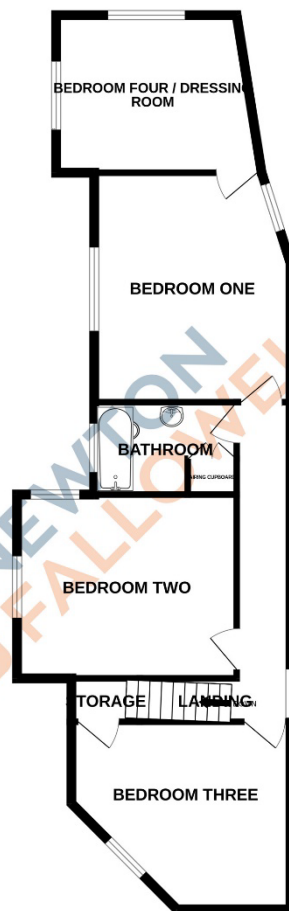
Loft Hobby Room 3.71m x 2.92m (12'2" x 9'7")

Loft Storage 6.91m x 3.66m (22'8" x 12'0")

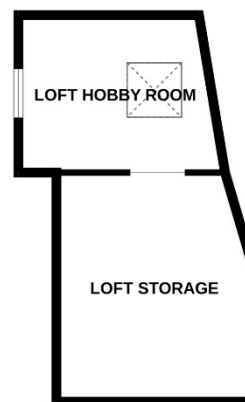
GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



LOFT AREA
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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.