



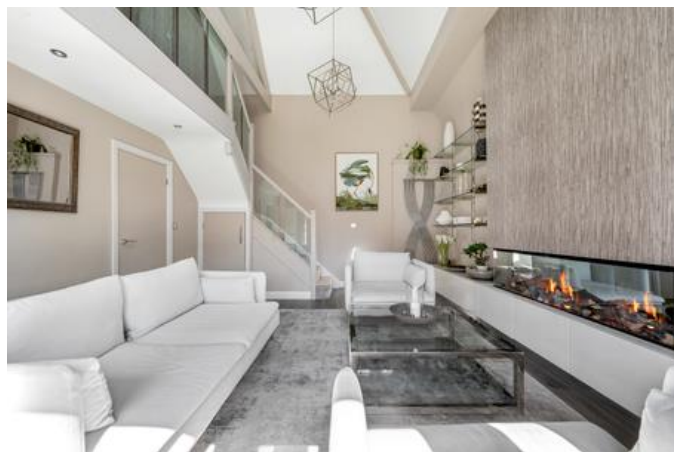
Mews Cottage, Oakham Road, Whissendine,
Oakham, LE15 7HA

2 2 1

Key Features

- Detached Character Property
- Two Bedrooms
- En-Suite To Master Bedroom
- Recently Renovated To A High Standard
- Double-Height Living Room
- Sought-After Location
- Flexible Living
- Courtyard Garden
- EPC Rating D
- Freehold

Offers in excess of £275,000





Situated in the popular rural village of Whissendine, Mews Cottage is a unique 2-bedroom property, recently renovated to an excellent standard. Bursting with character, charm, and distinctive features, this property represents a rare opportunity in a sought-after location.

Entering via the front door, guests are welcomed into the cottage's entrance hall, which provides central access to the entire ground floor accommodation. Adjoining the entrance hall is the property's main living area, boasting both double-height ceilings and copious natural light. The living room is a unique space, carefully designed with excellent attention to detail, resulting in a sociable feel with real character. Accessible from both the entrance hall and the living room, the property's kitchen boasts modern features and integrated appliances, whilst maintaining a classic feel in keeping with the cottage. The integrated appliances include a dishwasher, washing machine, fridge, freezer, electric oven and microwave. The kitchen also boasts a four plate induction hob and a ceramic sink. Adjacent to the kitchen and partitioned with the use of folding doors, is the cottage's 2nd bedroom, an excellent-sized double room with views to the front of the property. Some buyers may see potential for this room as an extension to the kitchen in the form of an open-plan dining area. Completing the downstairs accommodation is a generously sized toilet/cloakroom.

The first floor of Mews Cottage features a gallery landing; a flexible space which has potential for use as a study, snug or 2nd living area. The master bedroom occupies the full width of the property and boasts generous fitted wardrobes, as well as a well-sized, modern en-suite. The en-suite is presented to an excellent standard, fitted with a stand-alone bath, a corner shower-cubicle, a hand-basin and a close-coupled toilet.

Externally, the property hosts ample off-road parking for one car, as well as a fully enclosed, small courtyard garden, accessible from the main living area of the cottage.





Room Measurements

Entrance Hall 2.14m x 1.37m (7'0" x 4'6")

WC 1.47m x 1.35m (4'10" x 4'5")

Living Room 5.78m x 4.56m (19'0" x 15'0")

Kitchen 5.53m x 2.33m (18'1" x 7'7")

Bedroom Two 3.23m x 2.88m (10'7" x 9'5")

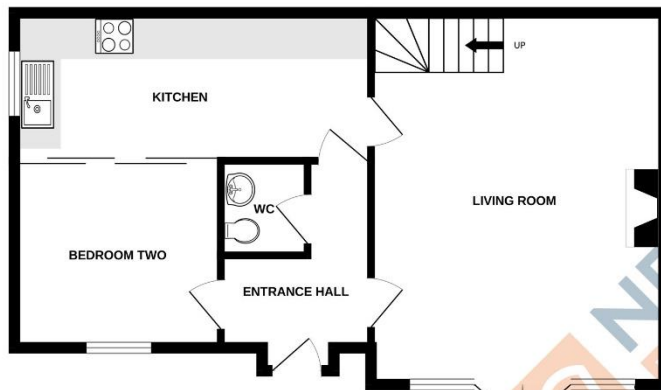
Gallery Landing 2.85m x 2.76m (9'5" x 9'1")

Bedroom One 4.8m x 3.7m (15'8" x 12'1")

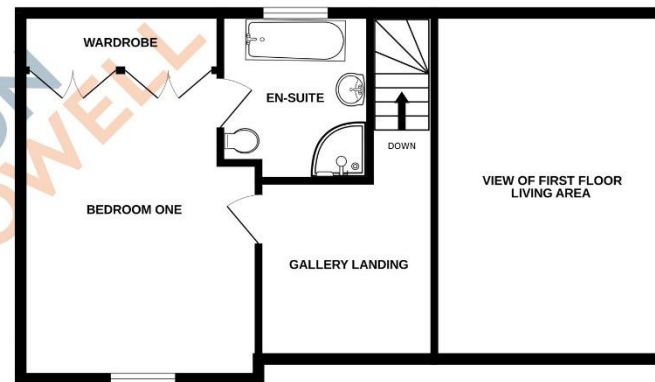
Ensuite 2.61m x 2.3m (8'7" x 7'6")



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 975sq.ft. (90.6 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		79 C
55-68	D	63 D	
39-54	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.