



10 Top Street, Exton, Oakham, LE15 8BB

 **NEWTON FALLOWELL**

 4  1  2

Key Features

- Period Grade II Listed Cottage In Charming Rutland Village
- Original Features & Rich Heritage Throughout
- Four Excellent Bedrooms Including Spacious Master
- Stone Walls & Solid Oak Flooring
- Opportunity For Modernisation & Personalisation
- Central Exton Village Location
- Practical Outbuilding With Scope For Conversion
- Enclosed Rear Garden With Off-Street Parking
- EPC Rating D

Guide price £600,000





Set in the heart of the highly sought-after and idyllic village of Exton, this charming Grade II Listed period end of terrace cottage offers a rare opportunity to acquire a home brimming with character, history, and heritage. With its attractive stone walls, quirky features, and strong sense of traditional charm, this property blends timeless design with excellent potential for modernisation.

The ground floor is entered via a welcoming hallway, which provides access to a spacious living room, complete with period character, a striking bay window and solid oak flooring throughout. To the rear sits a separate dining room, ideal for family meals and entertaining, and a well-proportioned kitchen leading through to a useful utility room and a downstairs WC. The layout provides a practical flow while retaining the cottage's unique and historic character.

Upstairs, the property offers four bedrooms, each full of character and charm, along with a family bathroom. Bedroom one and bedroom four benefit from built-in wardrobes, maximising storage and maintaining the efficient use of space.

Externally, the cottage enjoys a private rear garden with off-road parking, a highly desirable feature in such a central village location. An outbuilding provides valuable storage and offers excellent scope for conversion – ideal as a home office, workshop, or studio.

Exton is one of Rutland's most picturesque and historic villages, renowned for its stone-built cottages, traditional village green, and outstanding community atmosphere. The location also offers superb access to Oakham, Stamford, and key road networks, making it a perfect choice for both families and professionals.

This is a wonderful opportunity to secure a home with exceptional character and potential, set within one of Rutland's most enviable villages.





Room Measurements

Entrance Hall 5m x 3.1m (16'5" x 10'2")

Living Room 4.8m x 4.75m (15'8" x 15'7")

Dining Room 4.2m x 3.64m (13'10" x 11'11")

Kitchen 3.9m x 2.55m (12'10" x 8'5")



Utility Room 2.36m x 1.35m (7'8" x 4'5")

WC 1.97m x 0.92m (6'6" x 3'0")

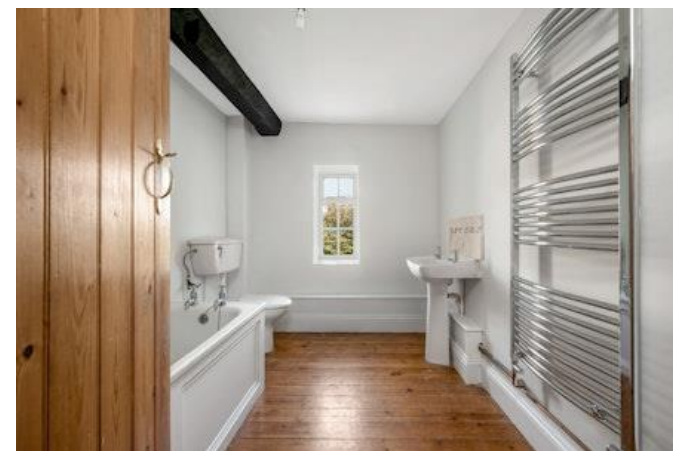
Bedroom One 5.27m x 5.09m (17'4" x 16'8")

Bedroom Two 3.8m x 3m (12'6" x 9'10")

Bedroom Three 3.48m x 3.05m (11'5" x 10'0")

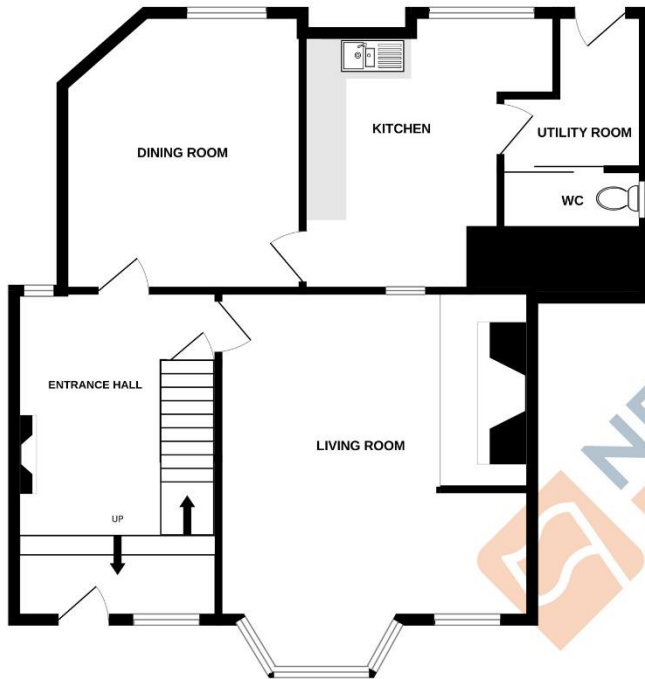
Bedroom Four 5.09m x 2.3m (16'8" x 7'6")

Bathroom 2.7m x 2.14m (8'11" x 7'0")

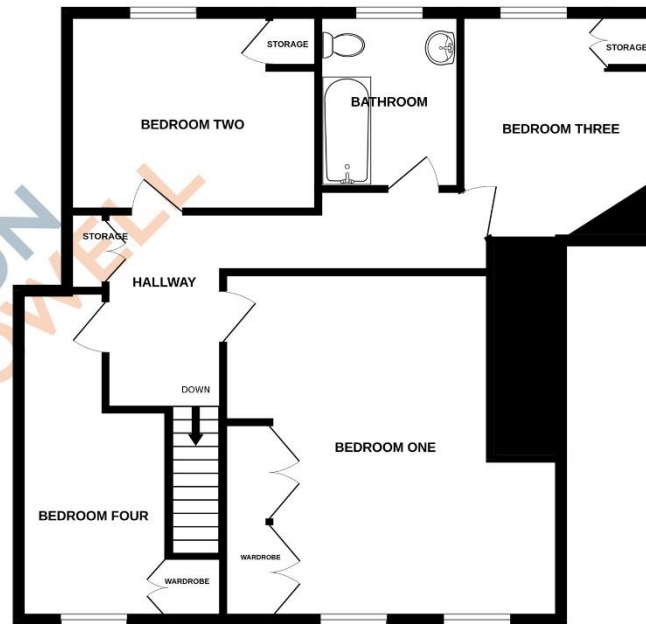




GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOP STREET, EXTON, OAKHAM LE15 8BB

TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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 £62 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.