



 **SPREY** Chapel Cottage, Chapel Yard, Greetham  
PROPERTY Asking Price Of: £450,000

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Located in the pretty Rutland Village of Greetham, The Chapel Cottage and Annexe combines period charm in the cottage with open plan living in the annexe with a high-end finish throughout. This stunning village residence retains many original features and offers a well-stocked cottage style garden and a low-maintenance courtyard garden and parking for numerous vehicles.

The property has been configured to provide an entrance porch, a fabulous snug area and kitchen with an array of wall and base units, a Belfast sink and window overlooking the pretty courtyard, a dining room with a wood burner and a feature exposed stone wall, a separate living room featuring an open fire and a beautiful bathroom with a slipper bath and traditional fittings.

The first floor offers two stylishly decorated bedrooms with an abundance of original features.

The property is complemented with a detached annexe which was formally the red brick Chapel in the Village.

Outside is a pretty and secluded well-stocked courtyard garden and a separate cottage garden along with a summer house and driveway parking.







TENURE: FREEHOLD

EPC: D

COUNCIL TAX: C

MAIN: Water, Gas and Electric.

AGENTS NOTE: The cottage includes a detached one-bedroom Annexe (check out the separate Floor plan and Brochure)











PORCH:

SNUG: 2.31m x 2.65m (7'7" x 8'8")

KITCHEN: 3.91m x 2.65m (12'10" x 8'8")

UTILITIY:

BATHROOM:

DINING ROOM: 3.45m x 2.85m max (11'4" x 9'4" max)



LIVING ROOM: 3.45m x 4.04m (11'4" x 13'3")

LANDING:

BEDROOM ONE: 3.84m x 4.01m (12'7" x 13'2")

BEDROOM TWO: 3.84m x 2.86m (12'7" x 9'4")







# 57 Main Street, Chapel Yard, Greetham



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



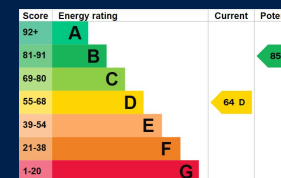
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Greetham is a pretty village to the east of Oakham with excellent travel links being approximately 3 miles from the A1. The east coast mainline runs through Peterborough, allowing access to London in less than an hour by train. The village boasts two great pubs and sits just four miles from Rutland Water with a regular bus service to Oakham and beyond.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements