



ROSE COTTAGE, CALDECOTT

A charming one bedroomed stone and thatched Grade II listed cottage of immense charm and character believed to date back to the mid to late 18th Century lying close to The Green in the heart of the Welland Valley village of Caldecott.



FEATURES

- One Bedroom Thatched Cottage
- En-suite Bathroom
- Front & Rear Garden
- Potential For Off Road Parking
- Gas Central Heating
- Good Transport Links
- NO ONWARD CHAIN



ACCOMMODATION

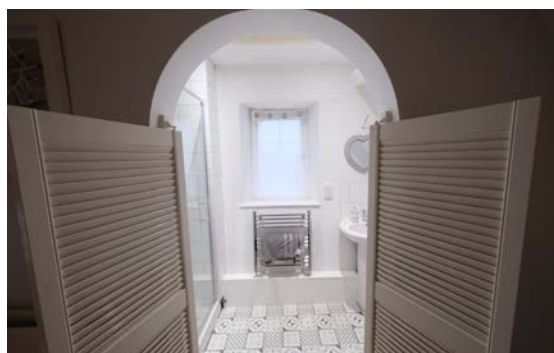
With the benefit of gas fired central heating, this wonderfully spacious cottage retains a wealth of period features, and includes a stunning open plan living/dining room and kitchen with exposed beams and a feature inglenook fireplace, a recently refitted kitchen area with built-in appliances, dining area and French double doors leading out to the garden.

Outside, to the front of the house is an area of garden which could be utilised as a parking space, subject to checking with the local authority. To the rear of the cottage is a small south facing garden with paved patio, lawn and raised bed.

To book a viewing call our area experts

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First Floor/Location

On the upper floor is a large open plan bedroom with exposed A frame and beams, pine boarded flooring and windows to two elevations. There is an en-suite shower room and a separate wc with wash hand basin.



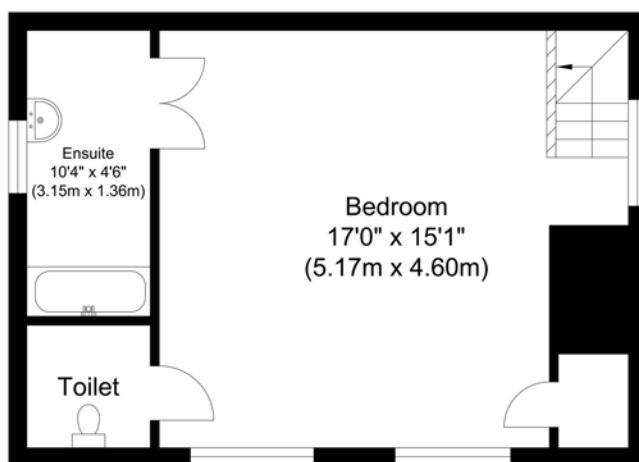
The picturesque village of Caldecott lies within the Welland Valley, being the most southerly village in the county of Rutland. Located on the A6003, the village is on the border of Rutland and Leicestershire, some four miles south of Uppingham and about four miles north of Corby. The village has an active local community and includes a village hall, a fine parish church and public house. The village is surrounded by attractive open countryside close to Eyebrooke Reservoir and Rockingham Castle, There is a good road access for commuters to Corby, Uppingham and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester. Rail services are available to London from Corby, Kettering and Market Harborough.



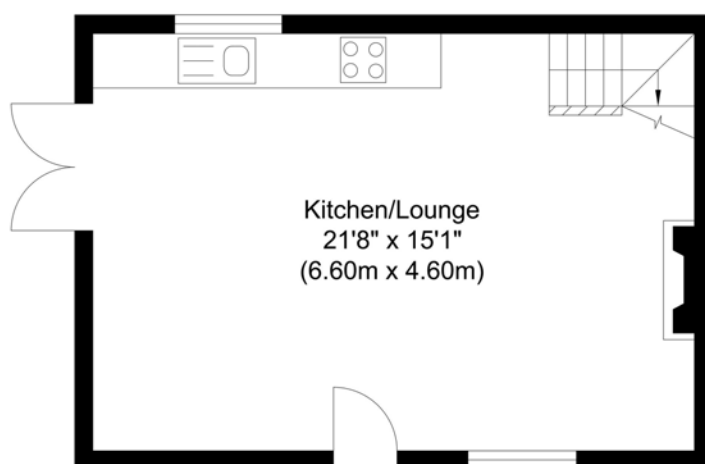
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First Floor
Approximate Floor Area
328.29 sq. ft
(30.50 sq. m)



Ground Floor
Approximate Floor Area
328.29 sq. ft
(30.50 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING

EPC EXEMPT

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| | |
|--------------------------------|---------------|
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