



Main Street, Thistleton

A fantastic opportunity to purchase a large, extended, two bedroom cottage which occupies a large plot with outbuildings and backs onto open fields.



FEATURES

- Charming Extended Cottage
- Idyllic Countryside Setting
- Bespoke Kitchen
- Two Stunning Reception Rooms
- Flexible Living Space
- Generous Bedroom Accommodation
- Large Plot with Outbuildings
- Ample Parking & Garaging



ACCOMMODATION

The kitchen sits within the heart of the home and boasts bespoke cabinetry as well as solid granite worktops and 'AGA style' cooker and independent electric oven.

Situated off the kitchen is a utility room with external access to the side of the property.

Entrance to the property brings you into the hallway which is currently being used as an office space. Off the hallway is a spacious dining room. The room is tiled underfoot with exposed stone walls and a remarkable wood burner to one end of the room.

The rear of the house is home to a fantastically proportioned reception room. Again this room boasts a fantastic log burner as well as oak flooring and two separate patio doors leading to the remarkable plot beyond.

Situated behind the reception room is a downstairs shower room with floor to ceiling tiling and a stand alone shower.

The first floor is home to two spacious double bedrooms, both of which are serviced by a large family bathroom with both a bath and stand alone shower.

To book a viewing call our area experts

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EXTERNAL

To the side of the house is a gravel driveway with off road parking for multiple cars as well as a detached stone garage.

The lawned garden is plentiful and is home to two large workshops/ garages, a greenhouse as well as a summer house.

The property benefits from a right of access, allowing vehicles to enter the property and garaging/ workshops from the rear.

The attractive village of Thistleton is nestled in the Rutland countryside, ideally placed for quick access to the A1 and the market towns of Oakham and Stamford. The neighbouring village of Market Overton offers excellent amenities including a village store, doctors surgery, public house and sports club. Further amenities are available in Oakham and Stamford. Excellent state and private schools are within easy reach, including Oakham, Stamford and Grantham. Grantham also offers mainline trains to London Kings Cross in approximately one hour.

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Main Street, Thistleton, Oakham, LE15

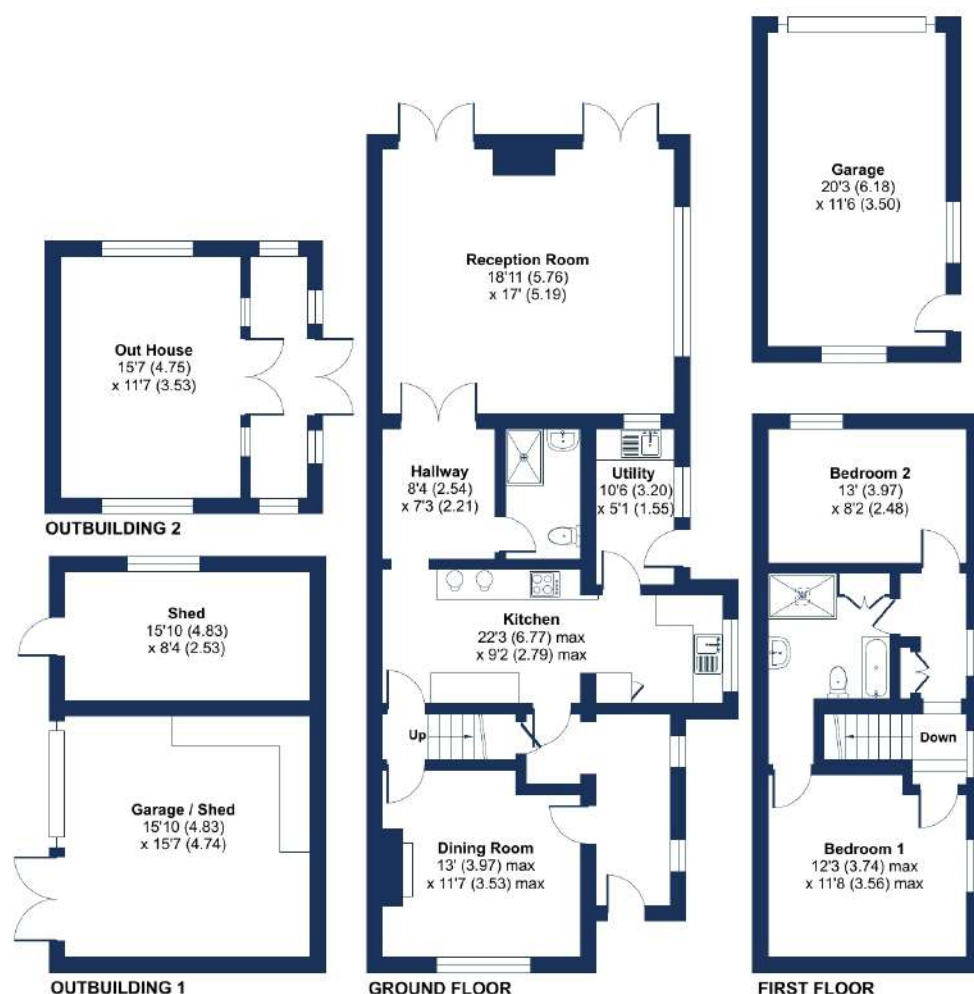
Approximate Area = 1412 sq ft / 131.1 sq m

Garage = 479 sq ft / 44.5 sq m

Outbuildings = 380 sq ft / 35.3 sq m

Total = 2271 sq ft / 210.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Moores Estate Agents. REF: 1250620

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EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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