



Manor Farm Cottage, Greetham

An individually designed cottage in Greetham, blending modern living with character features. Includes open-plan kitchen/diner, cosy living room with inglenook fireplace, three bedrooms and stylish bathroom. A detached annexe, double garage, ample parking and low-maintenance gardens complete this versatile home.

FEATURES

- Individually designed cottage-style home
- Renovated to a high standard
- Flexible open-plan kitchen/diner
- Family room with bi-fold doors
- Detached annexe
- Double garage with ample gated parking
- Low-maintenance gardens





ACCOMMODATION

The welcoming entrance hall creates a natural flow through the ground floor, linking the open-plan kitchen/diner and family room to the inviting living room. The living room is a cosy retreat, centred around a beautiful inglenook fireplace with inset gas-fired wood burner. Bi-fold doors connect seamlessly to the family room, where another set of bi-folds open directly onto the garden. The dining area, enhanced by a roof light, enjoys views over the garden and flows into a modern kitchen with its own wood burner. The kitchen itself is highly versatile, featuring an island with seating, an inglenook fireplace framing the Range cooker, and access to both a utility and boot room.

Upstairs, the landing leads to two well-proportioned double bedrooms, a dressing room/third bedroom, and a stylish four-piece family bathroom.

The detached annexe, situated alongside the double garage, comprises a modern living room, bedroom, and shower room, making it perfect for guests, independent family living, or use as a home office.

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EXTERNAL

Externally, the property is set behind stone walling which provides an excellent degree of privacy. Double gates open to a hardstanding area for vehicles, while the front garden has been landscaped for easy maintenance with artificial lawn and a large paved area for outdoor entertaining.

Greetham is a popular and well-connected Rutland village, known for its traditional character and welcoming community. The village benefits from two highly regarded pubs, a thriving village hall, church, and local activities, while day-to-day amenities are easily accessed in nearby Cottesmore and Oakham. Excellent transport links are provided via the A1, making commuting straightforward, with Stamford, Oakham, and Uppingham all within a short drive. The renowned Rutland Water nature reserve is also close by, offering walking, cycling, sailing, and other leisure pursuits.

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Great Lane, Greetham, Oakham, LE15

Approximate Area = 1700 sq ft / 157.9 sq m

Annexe = 425 sq ft / 39.4 sq m

Garage = 347 sq ft / 32.2 sq m

Total = 2472 sq ft / 229.5 sq m

For identification only - Not to scale



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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