



3 Fydell Row, Morcott, Rutland, LE15 9DJ

Semi-detached stone-built cottage



SUMMARY

Being the original Gilson's Almshouses constructed by Samuel Fyde, No 3 Fyde Row offer a unique opportunity to acquire a characterful stone-built cottages in the much sought after village of Morcott,. Believed to date from the 19th century, the property retain many traditional features including exposed beams, original fireplaces, and stone facade.

ACCOMODATION

The attractive stone-built home offers flexible living space extending to approximately 119 sqm (1,281 sq ft) and two storeys.

The ground floor comprises a long gallery kitchen, which leads to the dining room, a reception room, and family bathroom. From the dining room there is access to the hallway and stairs to the second floor.

The first-floor benefits from four bedrooms, including two with Jack & Jill-style access. Alternatively, the additional bedrooms could be utilised as studies or dressing rooms depending on the occupants' requirements.

Externally, the property features a private garden.

PARKING

The property benefits from the use of a large shared private car park to the rear of the cottages, with sufficient space for two vehicles per property.

LOCATION

The property is located in the attractive village of Morcott, nestled in the heart of Rutland's rolling countryside. This peaceful rural community enjoys a strong sense of character, with traditional stone cottages and scenic surroundings. Morcott is well-positioned for access to an excellent range of amenities in nearby Uppingham (4 miles), Oakham (7 miles), and Stamford (9 miles), all offering boutique shops, cafes, supermarkets, and well-regarded private and state schools.

The A47 and A1 are easily accessible, providing direct links to Peterborough, Leicester, and Cambridge, as well as rail connections to London from nearby stations. The area is also renowned for its beautiful walking and cycling routes, with Rutland Water and its outdoor leisure facilities just a short drive away.

DIRECTIONS

From the A47, turn onto the A6121 and immediately turn left into Morcott village onto High Street. Proceed through the village, and take the left hand turn where High Street turns into Wing Road. Fyde Row is situated immediately on the right-hand side with parking at the rear.



METHOD OF SALE

Offers are invited via the Private Treaty method of sale with rights reserved to conclude marketing through an informal tender process.

LOCAL AUTHORITY

Rutland County Council,
Catmose Street,
Oakham,
LE15 6HP

COUNCIL TAX BAND

3 Fydell Row - C

SERVICES

Mains water and electric. Gas central heating
Mains drainage.

VIEWINGS

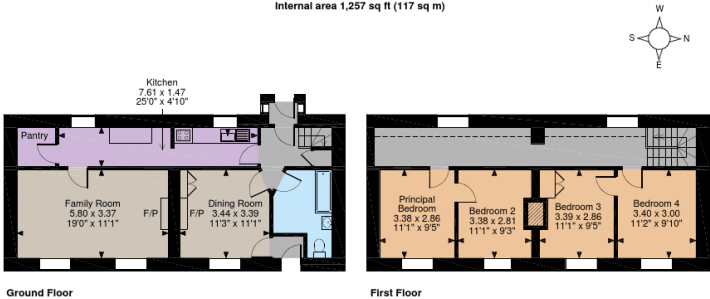
Viewings should be arranged by prior appointment with the selling agents, Ceres Property LLP.

CONTACT

Grace Russell (07599 109933); or
William Bell (07592 039309)



Fydell Row Morcott, Oakham, Rutland
Internal area 1,257 sq ft (117 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
C=C=C Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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