



Vine Farm Cottage, Morcott, LE15 9DG

Detached stone-built cottage



A charming one-bedroom stone-built cottage set in the peaceful village of Morcott, near Oakham. Vine Farm Cottage combines period charm with modern living, featuring exposed beams. Ideal for a professional individual or couple seeking a quiet rural home.

ACCOMODATION

The downstairs of the property compromises an open plan living room kitchen set up. The property features exposed ceiling beams.

Kitchen: Modern shaker-style kitchen fitted with a range of base and wall units, solid wood worktops, integrated oven, hob, and extractor. Window overlooking the rear garden area providing plenty of natural light.

First Floor

Upstairs comprises a double bedroom and Contemporary suite comprising bath with shower over, wash basin, WC, and heated towel rail.

PARKING

The property enjoys a private enclosed courtyard-style garden bordered by a traditional stone wall, with a block-paved driveway providing off-road parking. The setting offers a blend of privacy and open rural views.

LOCATION

Morcott is a highly desirable Rutland village located approximately 6 miles from Oakham and 5 miles from Uppingham. The village benefits from easy access to the A47 for routes to Leicester, Peterborough, and Stamford. Oakham and Uppingham provide a good range of shops, restaurants, and transport links, including rail connections to Leicester and Peterborough.

DIRECTIONS

From the A47, turn into the village of Morcott. Continue through the village until you reach Back Lane and Vine Farm. Vine Farm Cottage (LE15 9DG) is located on the left-hand side, set behind a stone wall with a block-paved driveway.



LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band B

SERVICES

Mains water and electric.

Gas central heating.

Mains drainage.

VIEWINGS

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

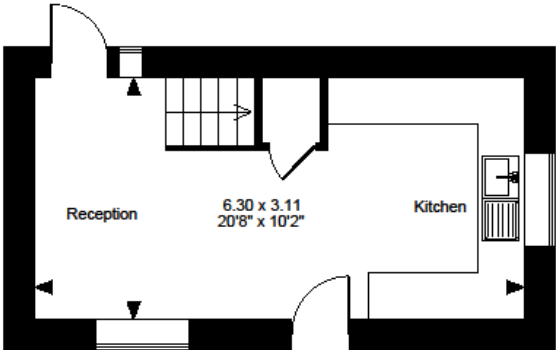
CONTACT

Stamford Office: 01780 908101

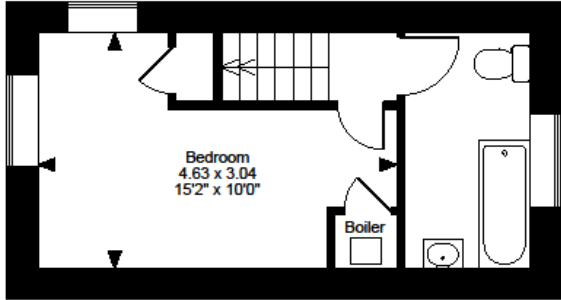
Grace Russell (07599 109933); or

William Bell (07592 039309)

Vine Farm Cottage, Back Lane, Morcott, Oakham
Approximate Gross Internal Area
414 Sq Ft/38 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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