



2 Fydell Row, Morcott, Rutland, LE15 9DJ

Terrace stone-built cottage



SUMMARY

Being the original Gilson's Almshouses constructed by Samuel Fydell, No 2 Fydell Row offer a unique opportunity to acquire a characterful stone-built cottages in the much sought after village of Morcott.

ACCOMODATION

This stone-built home offers flexible living space extending to approximately 68 sqm (728 sq ft) and two storeys.

The ground floor comprises a kitchen with fitted units, well-proportioned reception room with fireplace and a family bathroom. The first-floor comprises two double bedrooms. The interior of the property is dated and would benefit from renovation throughout.

Externally, the property features a small private courtyard garden area to the rear.

PARKING

The property benefits from the use of a 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. 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 walking and cycling routes, with Rutland Water and its outdoor leisure facilities a short drive away.

DIRECTIONS

From the A47, turn onto the A6121 and 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. Fydell 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

COUNCIL TAX BAND

2 Fydell Row - B

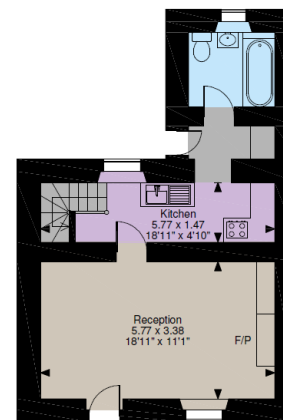
SERVICES

Mains water and electric. Gas central heating. Mains drainage.

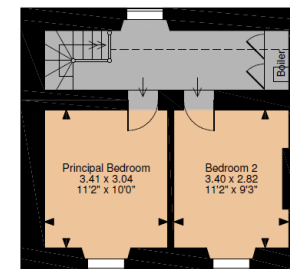
VIEWINGS

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

Fydell Row, Oakham, Rutland
Internal area 728 sq ft (68 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.
--- Denotes restricted head height.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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