



Mount Pleasant

Morcott, Oakham, LE15 9DR

Price Guide £575,000

Richardson

Mount Pleasant

Morcott, Oakham, LE15 9DR

Situated on the edge of this Rutland village with an open aspect over paddock land, Mount Pleasant, which is not a Listed property, forms part of a terrace of cottages within the Conservation Area of the village. The property has been in the same ownership for a considerably amount of time and was originally a couple of cottages which now forms one larger property. Stone built under a tiled and pantile roof, the cottage is in need of updating but offers plenty of space extending to approximately 2,430 sqft in all, over two floors and retains some period features including open stone walling, beams and open fire to the sitting room. The property has two staircases and the heating and wiring could be split should any new owner wish to divide the cottages again. There are two heating systems, one gas for the lower end of the cottage and an oil fired boiler for the upper end of the cottage. The accommodation comprises reception hall, with two staircases, kitchen breakfast room, sitting room, drawing room, study, conservatory, rear lobby with cloakroom and utility. There are two bathrooms to the ground floor at either end of the cottage. From the first set of stairs there is a walk in storage cupboard and 2 bedrooms. From the other stairs there are 3 bedrooms and a small cloakroom/wc. The property has UPVC double glazing. Externally, there are lovely cottage style gardens to the rear which have a southerly aspect with paved patio and low stone wall with open grassland beyond. Useful small stone built workshop and store opposite the cottage. There is also a further good sized plot of garden land located to the far end of the terrace, with vehicle right of way providing off road parking, vegetable area with shed.

Entrance hall

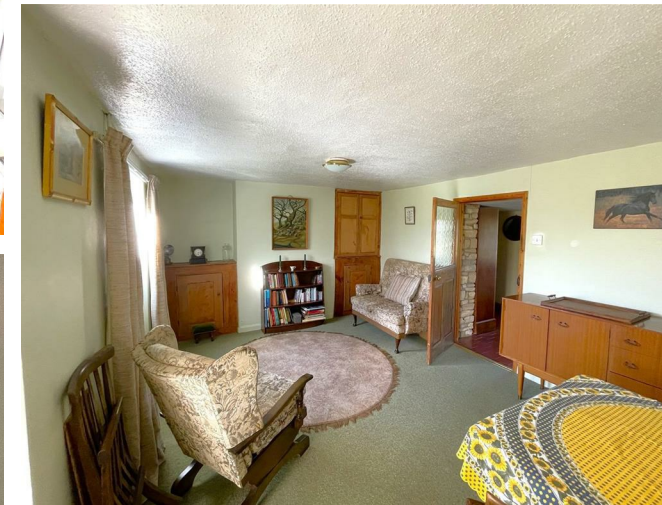
Kitchen breakfast room
21'5" x 11'2" (6.55m x 3.42m)

Sitting room
19'9" x 11'2" (6.03m x 3.42m)

Bathroom

Drawing room
14'11" x 11'2" (4.56m x 3.42m)

Study
11'2" x 10'3" (3.42m x 3.14m)





Conservatory
20'1" x 8'0" (6.13m x 2.45m)

Rear lobby

Cloakroom/wc

Utility

Bathroom

First floor landing

Storage cupboard

Bedroom

13'4" x 11'2" (4.08m x 3.42m)

Bedroom

11'2" x 10'3" (3.42m x 3.14m)

From second first floor landing

Bedroom

19'5" x 11'2" (5.93m x 3.42m)

Bedroom

11'6" x 11'2" (3.53m x 3.42m)

Bedroom

11'2" x 8'2" (3.42m x 2.5m)

Separate cloakroom/wc

External details

The property has a lovely cottage style garden to the rear with a southerly aspect with a low stone wall and an open view over open grassland. There is a useful stone built workshop and store. There is also a further garden area with off road parking, vegetable plots and shed to the far end of the terrace.

Council Tax

Rutland District Council Tax Band F

Services

All Mains Services are connected

Communication

According to Ofcom: Mobile coverage likely with EE, O2 and Three

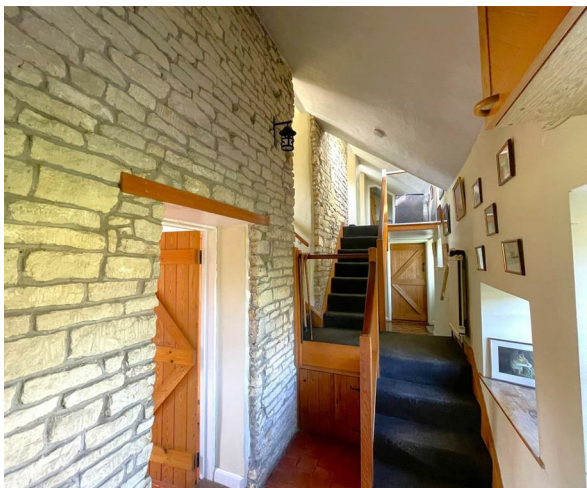
According to Ofcom: Broadband Superfast is available

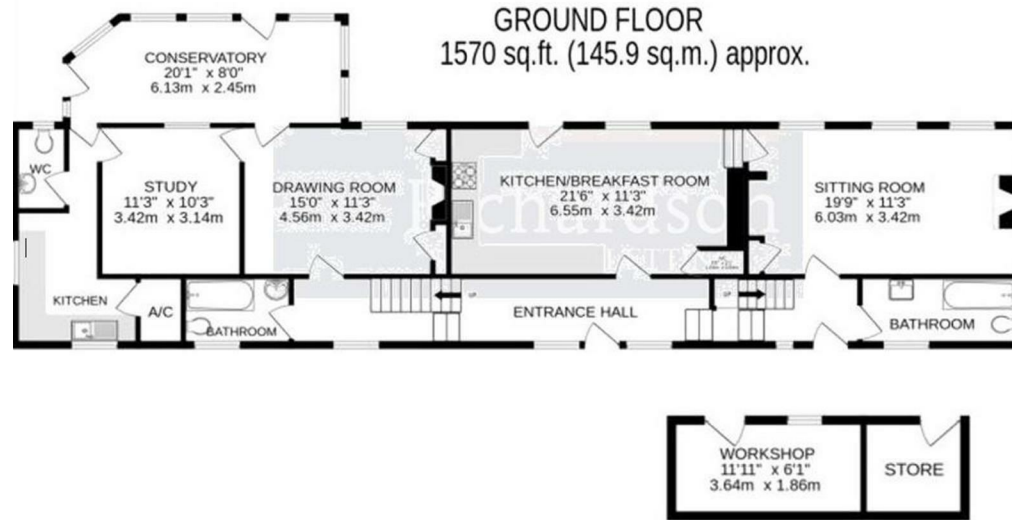
Agents notes

The vendors rent the land that the current garage is located on. It should be noted that the height of the ceilings to some of the areas within the cottage are low. The property does have some solar panels to the roof, the installation certificate is available for inspection

Viewing

Telephone appointment with Richardson 01780 762433 post@richardsonsurveyors.co.uk





1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.

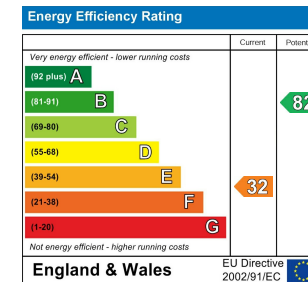


TOTAL FLOOR AREA : 2527 sq.ft. (234.7 sq.m.) approx.
Made with Metropix ©2024

Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
- No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433