



**21 Main Street, Cottesmore, Rutland, LE15 7DH**  
**£635,000**



Chartered Surveyors & Estate Agents

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## 21 Main Street, Cottesmore, Rutland, LE15 7DH



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An opportunity has arisen to purchase a charming, detached period cottage providing spacious accommodation with an array of character features, which has been refurbished to an exacting standard throughout, set on an attractively landscaped plot in the heart of a well-regarded village.

\*\* 2 Reception Rooms \* Shaker-style Kitchen/Dining Room \* Utility Room 8 Cloakroom/WC \* 3 Good-size Bedrooms \* En-suite Shower Room \* Feature Family Bathroom \* Off-road Parking \* Detached Home Office \* South-facing Rear Garden \*\*



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The cottage is built from local stone under a thatched roof and has been tastefully brought into the present day by the current owners to provide a delightful home which seamlessly combines contemporary comforts with period country charm.

The stylishly appointed accommodation features exposed beams, stonework and fireplaces and benefits from gas central heating (with under-floor heating to the ground floor).

The interior is arranged over two storeys and briefly comprises:

**GROUND FLOOR:** Reception Hall, Cloakroom/WC, spacious Living Room with feature fireplace, well-proportioned Snug with open fireplace, excellent large Kitchen with Dining Area opening on to the south-facing rear garden, matching Utility Room;

**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, two further Bedrooms, Family Bathroom with a feature freestanding, double-ended bath, a separate walk-in shower and his-and-hers wash basins.

**OUTSIDE:** there is an area of off-road parking to the side of the property and a fully enclosed, professionally landscaped garden which includes a detached purpose-built Home Office.

Early viewing is highly recommended.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard, Superfast and Ultrafast)

Mobile signal: EE, Three, O2 and Vodafone fully available (indoors and outdoors)

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### COTTESMORE

Cottesmore is a lovely village approximately five miles to the north-east of Oakham. It has many facilities including general store/post office together with others including fish & chips shop, etc., a fine church, good public house, sports complex and playing field. There is a local school that serves children of primary age; secondary schools of Casterton and Oakham are within an easy commuting distance with free bus service to former available.

The county town of Oakham being close by offers other facilities including further education, medical, library, good range of shops and produce market.

For commuters Cottesmore is ideally placed being within driving distance of a number of centres including Melton Mowbray, Grantham, Stamford, Kettering, Corby, Leicester, Peterborough and Nottingham. In addition it is a few miles from the A1 Great North Road and there one can enjoy good driving times and connect to the motorway system. For rail travelers, in addition to the station at Oakham, both Peterborough and Kettering have good train services to London.

Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other ball participating sports, together with Rutland Water a few miles to the south where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores

### COUNCIL TAX

Band D  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**VIEWING**

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

**DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations

or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

**Money Laundering Regulations 2003**

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









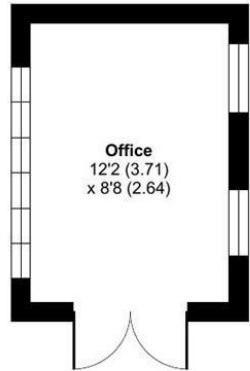




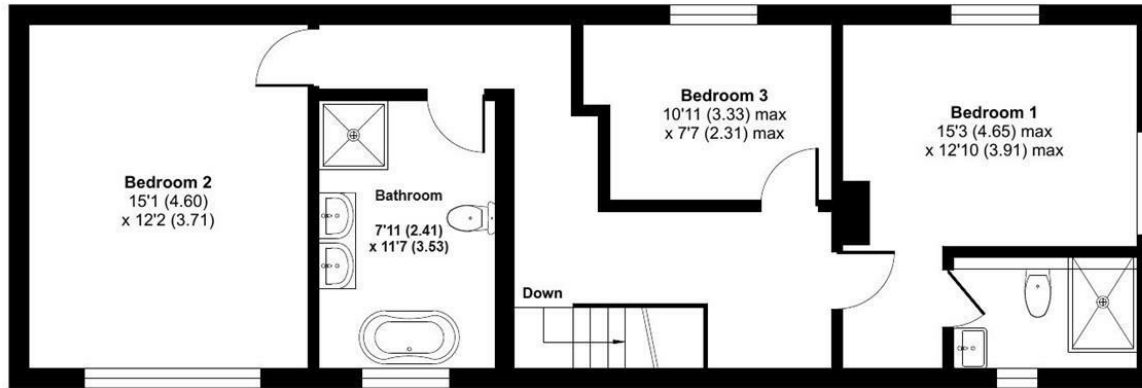




Approximate Area = 1620 sq ft / 150.4 sq m  
 Outbuilding = 105 sq ft / 9.7 sq m  
 Total = 1725 sq ft / 160.1 sq m  
 For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1104475



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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