



**The Old Forge, 11a Well Cross, Edith Weston, Rutland, LE15 8HG**  
**Guide Price £425,000**



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Stunning character cottage appointed to an exceptionally high standard throughout, set in a beautiful area of the highly sought-after Rutland Water village of Edith Weston.



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## DESCRIPTION

Delightful stone-built cottage situated in one of Rutland's premium villages, on the south shore of Rutland Water, and providing superbly appointed accommodation.

The Old Forge offers immaculately presented contemporary-style accommodation with an array of bespoke and character features.

The flexible interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Lobby, generously-proportioned Sitting Room with a log-burning stove and Dining Area, Inner Hall, stylish Breakfast Kitchen, Cloakroom/WC, Bedroom Two; FIRST FLOOR: Master Bedroom, Bathroom.

OUTSIDE there is a privately enclosed and attractively landscaped courtyard garden to rear.

On-street parking is available in Well Cross.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

Ledge-and-braced entrance door with rectangular light, exposed stonework, recessed ceiling spotlighting, stone paved floor with inset matt well.

#### Sitting Room 6.10m x 4.32m (20'0" x 14'2")

Stunning open-plan reception room featuring stone fireplace with oak mantel above housing cast-iron log-burning stove mounted on stone paved hearth, built-in alcove plinths to either side of the fireplace, exposed ceiling beams, radiator, exposed stonework to two walls, wall-light points, space for dining table and two windows with fitted shutter blinds to front.

#### Inner Hall 3.86m x 1.65m (12'8" x 5'5")

Central full-height hallway with radiator, recessed ceiling spotlighting and staircase with open spindles leading to first floor.

#### Breakfast Kitchen 3.18m x 3.89m (10'5" x 12'9")

Beautifully appointed with range of good quality contemporary units incorporating extensive work surfaces, inset stainless steel sink with mixer tap, base cupboard and drawers, breakfast bar area with further cupboards beneath, contrasting eye-level wall cupboards and matching tall larder cupboards. Integrated appliances comprise fridge-freezer, wine fridge, slimline dishwasher and washing machine. Included in the sale is RANGEMASTER cooker with extractor hood above.

Attractive subway-style tiles to splashbacks, radiator, tiled floor, recessed ceiling spotlighting, double doors opening to rear courtyard garden.

#### Cloakroom/WC 1.40m x 0.86m (4'7" x 2'10")

Contemporary UTOPIA suite comprising concealed-cistern WC and hand basin with tiled splashback and

cupboards beneath. Fitted illuminated vanity mirror, column radiator, recessed ceiling spotlighting.

#### Off Hall:

#### Bedroom Two 3.91m x 2.51m + wardrobe (12'10" x 8'3" + wardrobe)

Built-in double wardrobe with hanger rail, radiator, window to rear overlooking garden.

## FIRST FLOOR

#### Landing

Built-in low-level wardrobe with shelving above, Velux roof light.

#### Bedroom One 6.02m x 3.12m (19'9" x 10'3")

Spacious Master Bedroom featuring two (one double and one single) low-level wardrobes with shelving above, radiator, sloping ceiling with recessed spotlighting and two Velux roof lights and window to front providing a pleasant village outlook.

#### Bathroom 3.20m x 2.72m (10'6" x 8'11")

Contemporary white suite comprising 'P'-shaped shower bath with shower attachment and curved screen, low-level WC and inset hand basin with mixer tap.

Fully tiled splashbacks, tiled floor with underfloor heating, built-in storage cupboard, built-in linen cupboard housing gas central heating boiler, heated towel rail, recessed ceiling spotlighting, Velux roof light to rear, window to front.

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## OUTSIDE



## Parking

On-street parking is available in Well Cross.

## Rear Garden

Fully enclosed and attractively landscaped Mediterranean-style courtyard with paved seating area and gravelled terrace ideal for plant display.

## TENURE

Freehold

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard and Superfast  
Mobile signal availability:  
Indoor: O2 - voice and data likely; EE, Three, Vodafone - voice and data limited  
Outdoor: O2, EE, Three, Vodafone - voice and data likely  
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.

## EDITH WESTON

Edith Weston is a delightful village in the centre of Rutland and has a number of facilities including public house, shop, Post Office, farm shop, fine church and primary school. In nearby Empingham

there is also a doctors surgery.

The market towns of Oakham and Stamford are a short drive away both with a full range of facilities catering for most needs.

For commuters Edith Weston is ideally placed being an easy drive to the A1 Great North Road lying a few miles to the East which gives connections both North and South, particularly to Peterborough where there is also a good train service to London Kings Cross. Other centres are also easily commutable including Kettering, Corby, Leicester and Melton Mowbray.

Sporting facilities in the area are many and varied with cricket, football, golf, rugby football etc., and the village lies on the banks of Rutland Water which is a delightful beauty spot where one can enjoy a number of pursuits including fishing, sailing, windsurfing etc.

## COUNCIL TAX BAND

Band C  
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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### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### 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.







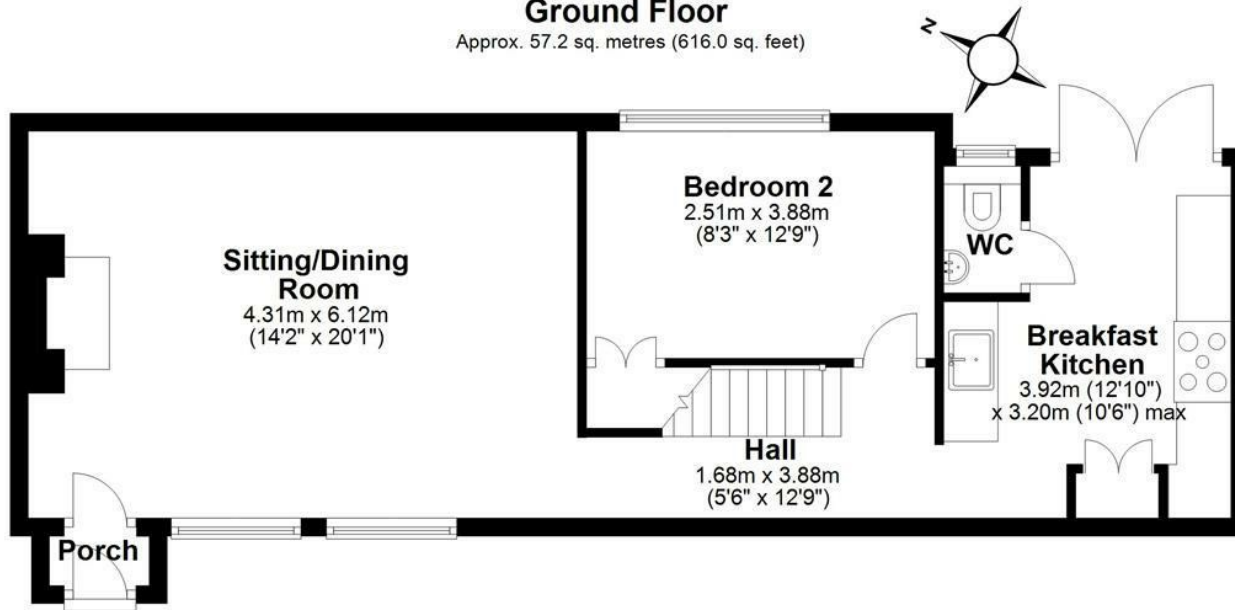




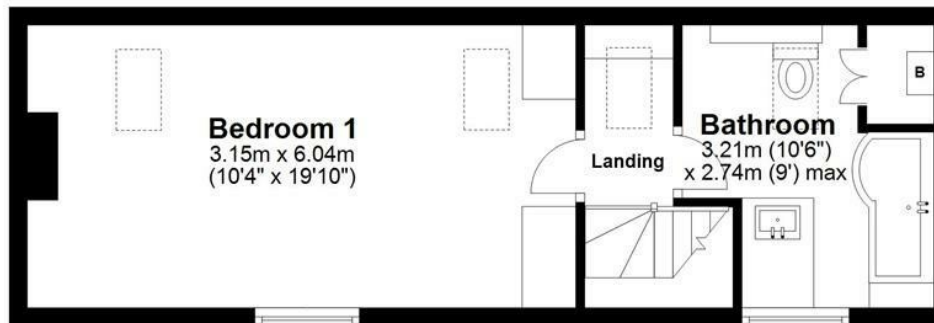


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**Ground Floor**  
Approx. 57.2 sq. metres (616.0 sq. feet)



**First Floor**  
Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 88.7 sq. metres (954.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</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		

**England & Wales** 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		

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