



Pudding Bag Cottage, 17 Priory Road, Manton, Rutland, LE15 8ST
Guide Price £450,000



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Pudding Bag Cottage, 17 Priory Road, Manton, Rutland, LE15 8ST

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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Charming semi-detached, one-storey cottage situated in a premium Rutland Water village, a stone's throw from shores of the reservoir, and offering high-quality, character accommodation with bespoke Living Kitchen, 3 Bedrooms and 2 Bath/Shower Rooms.

Early viewing is highly recommended



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Pudding Bag Cottage has been newly refurbished to a demanding specification and features external lime mortar render, Residence 7 windows, brand new wiring and plumbing, as well as outside up-lighting.

Benefiting from gas-fired central heating system, the immaculately presented accommodation boasts a wealth of character features, such as ledge-and-brace internal doors, exposed ceiling beam in the Living Kitchen, Victorian-style fireplace in the Master Bedroom and claw-foot bath in the en-suite Bathroom.

The interior can be summarised as follows: open-plan Kitchen/Diner and Living Area, Master Bedroom with en-suite Bathroom, two further Bedrooms (a double and a single) and Shower Room.

Outside, there is gravelled area of hard standing for one car to the front and privately screened gardens to the front and rear.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Part-glazed main entrance door gives access to:

Open-plan Kitchen/Diner & Living Area 8.18m x 4.60m (26'10" x 15'1")

Superb living space incorporating:

Kitchen/Diner

Nurlex bespoke, contemporary shaker-style kitchen featuring composite work surfaces with matching upstand, inset butler's-style sink with mixer tap, cupboard and drawer units beneath, matching island unit with further storage beneath and wall shelving. Integrated appliances comprise Rangemaster cooker set in attractive chimney breast, Samsung fridge-freezer and Bosch dishwasher.

Traditional exposed ceiling beam, Quick-Step Largo laminate flooring, recessed ceiling spotlights, access to Utility, two windows to front, Velux window.

Living Area

Radiator, Quick-Step Largo laminate flooring, two Velux windows, French doors with matching glazed side panels opening to rear garden.

Utility 2.49m x 0.71m (8'2" x 2'4")

Ledge-and-brace door to Kitchen and plumbing for washing machine.

Inner Hall

Doors to the three Bedrooms and Shower Room.

Bedroom One 4.57m max x 3.96m max (15'0" max x 13'0" max)

Victorian-style fireplace with cast-iron inset and wood surround, radiator, Quick-Step Largo laminate flooring, window and external door to private rear garden.

En-suite Bathroom 2.69m max x 2.41m max (8'10" max x 7'11" max)

Beautifully appointed with a heritage suite comprising freestanding claw-foot, roll-top bath with central taps, low-level WC and pedestal hand basin. Contrasting metro tiles to walls, ornate tiles to floor, radiator, recessed ceiling spotlights, window to front.

Bedroom Two 3.15m x 2.97m (10'4" x 9'9")

Radiator, Quick-Step Largo laminate flooring, window overlooking private rear garden.

Bedroom Three 2.44m x 2.44m (8'0" x 8'0")

Radiator, Quick-Step Largo laminate flooring, feature wood wall panel with fitted coat hooks, window to front.

Shower Room 2.44m x 1.19m (8'0" x 3'11")

Contemporary white suite of low-level WC and rectangular hand basin with mixer tap set in vanity unit with cupboard beneath, shower cubicle with concertina door, Hans Grohe deluge shower head above, a further shower attachment and metro tiles to surround. Radiator, recessed ceiling spotlights.

OUTSIDE

Parking

To the front of the property there is a gravelled area of vehicular hard standing for one car.

Gardens

The front and rear gardens are privately screened by mature hedging and mainly laid to lawn.

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A hand gate to the side of the cottage links front and rear of the property.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely; Three, O2, Vodafone - voice and data limited;

Outdoor: EE, Three, O2, Vodafone - voice and data limited.

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.

MANTON

Manton is a delightful village lying virtually equidistant between Oakham and Uppingham. It has a number of facilities including a public house, a church and a bus service to various points. Main facilities are available in both Oakham and Uppingham, and these include doctors surgery, dentist, optician, chemist, library etc. In addition there are a good range of shops including supermarkets all of which cater for most needs.

Within the area are a fine range of schools both in the public and private sector which offer many facilities for children of all ages. Sporting activities too are many and varied including clubs for most ball participating sports, ideal areas to ride the horse over bridleways etc., and wonderful leisure opportunities at the adjoining Rutland Water where one can sail, fish, cycle, or just enjoy a ramble around the shores of the lake watching the many and varied birds including the osprey.

COUNCIL TAX

Band B

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.

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

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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.



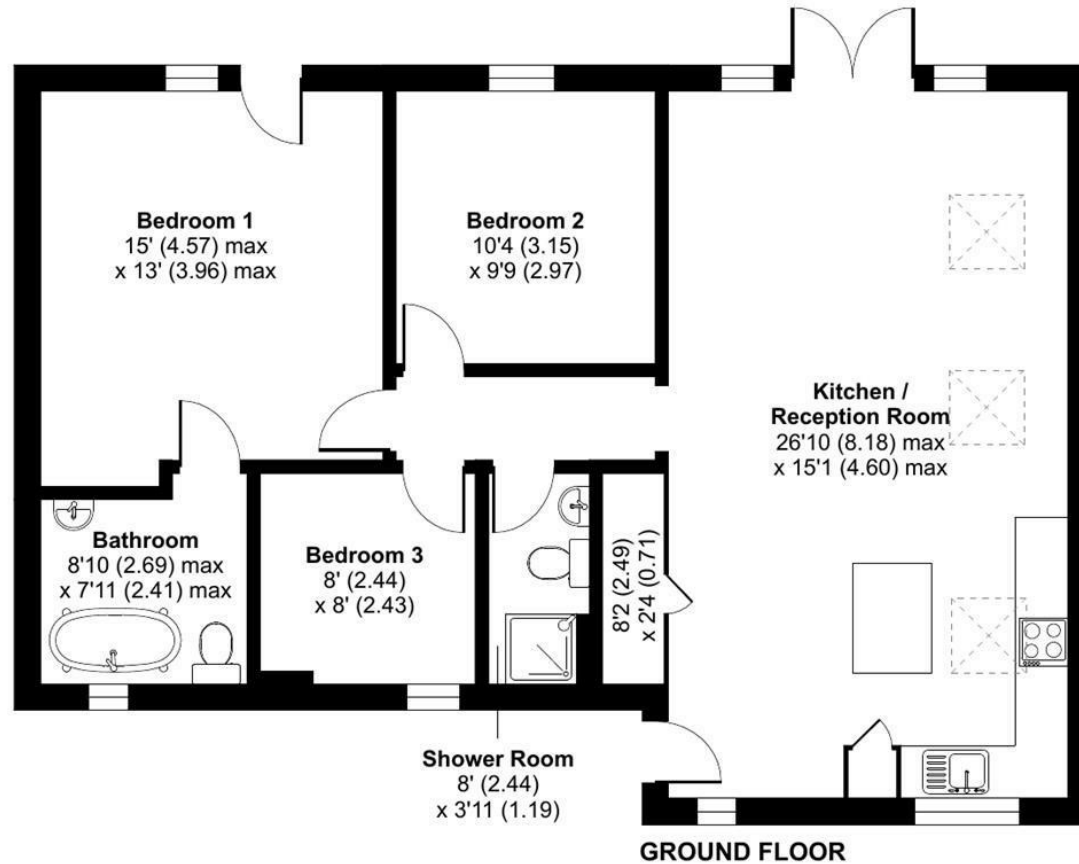




Approximate Area = 943 sq ft / 87.6 sq m
For identification only - Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition; Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1293279



