



Friern Cottage, 4 Main Street, Ridlington, Rutland, LE15 9AU

£675,000



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**** DELIGHTFUL CHARACTER PROPERTY WITH EXCEPTIONALLY LARGE GARDENS SET IN A DESIRABLE VILLAGE LOCATION ****



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DESCRIPTION

A charming, detached character cottage occupying an exceptionally large plot with spectacular gardens and situated in the picturesque Rutland village of Ridlington, close to the historic market town of Uppingham.

Friern Cottage is built of stone under a thatched roof and retains to this day many period features, including an Inglenook fireplace and beamed ceilings.

The property benefits from oil-fired central heating system and offers surprisingly spacious and flexible four- or five-bedroom accommodation which can be summarised as follows:

GROUND FLOOR: Entrance Hall, Inner Hall, Kitchen, open-plan Sitting Room and Dining Room, Sun Room, two double Bedrooms, Shower Room;

FIRST FLOOR: three further Bedrooms (two double and one single), Bathroom.

OUTSIDE: the beautiful and well-established gardens are a particular feature of the property. Lying to the rear of the property and enjoying a southerly aspect, they are privately screened by mature trees and are mainly laid to lawn, with well-stocked, colourful borders.

The gardens incorporate three sections – low, middle and top – with the middle and top sections offering

excellent potential for a building plot, if necessary. In fact, a positive Pre-Application for a single dwelling has been received from the Rutland County Council.

Within the gardens, are two stone Outbuildings and a brick-built Double Garage which is accessed via a driveway with wrought-iron gates off Top Road.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Open Porch

Hardwood door leading to:

Entrance Hall 4.22m x 1.60m (13'10" x 5'3")

Built-in cloaks cupboard with hanging rail and further built-in store cupboard, quarry tiled floor with tiled skirtings, exposed ceiling beams.

Inner Hall

Solid wood floor, exposed beams.

Kitchen 3.76m x 2.72m average (12'4" x 8'11" average)

Ready for refurbishment, the kitchen is currently fitted with roll-top work surfaces, inset single drainer stainless steel sink unit, base cupboard and drawer units and matching eye-level wall cupboard.

Tiled splashbacks, plumbing for washing machine, floor-standing oil-fired boiler, radiator, built-in store

cupboard, fitted alcove shelving.

Window to rear overlooking stunning gardens, external door leading to gravel terrace area.

Walk-in Larder 1.83m x 1.19m (6'0" x 3'11")

Range of fitted shelves, quarry tiled floor with tiled skirtings, window to front.

Open-plan Sitting Room and Dining Room 5.69m x 2.79m + 4.06m x 2.64m (18'8" x 9'2" + 13'4" x 8'8")

incorporating:

Sitting Room Area

Superb inglenook fireplace with bressumer beam above housing open fire set in stone chimney with stone hearth, radiator, solid wood floor, exposed ceiling beams, three windows to front providing an attractive village outlook.

Dining Area

Radiator, exposed ceiling beams, solid wood floor, wall-light points, glazed double doors with matching glazed side panels opening to Sun Room.

Sun Room 3.51m x 1.07m (11'6" x 3'6")

Pleasant sitting area with quarry tiled floor, window to side and sliding patio doors opening to gravel area and taking in splendid views over gardens.

Bedroom One/Further Reception Room 4.17m x 3.61m (13'8" x 11'10")

Radiator, two windows to front, open-tread staircase leading to first floor.

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Bedroom Two 3.94m x 2.92m (12'11" x 9'7")

Radiator, fitted book shelving, two windows to rear taking in lovely views over gardens.

Shower Room 2.13m x 1.98m (7'0" x 6'6")

White suite comprising low-level WC, pedestal hand basin with tiled splashback and shower cubicle with tiled surround and MIRA electric shower above. Tile-effect floor, window to rear.

FIRST FLOOR

Landing

Range of fitted storage cupboards, loft access hatch.

Bedroom Three 4.09m max x 3.94m (13'5" max x 12'11")

Range of built-in wardrobes with hanger rails, radiator, window to rear providing a delightful garden outlook.

Bedroom Four 3.00m x 2.87m (9'10" x 9'5")

Built-in cupboard housing hot water cylinder with adjoining store cupboard, radiator, window to rear overlooking stunning gardens.

Bedroom Five 5.31m x 2.95m + recess (17'5" x 9'8" + recess)

Radiator, window to side.

Bathroom 2.13m x 1.98m (7'0" x 6'6")

White suite comprising low-level WC, inset hand basin and panelled bath with tiled splashbacks. Radiator, window to rear with views over gardens.

OUTSIDE

The property is set back from the road with a grass verge owned by the Parish Council to the front.

Gates to either side of the house give access to the rear of the property.

Stone Outbuilding

Housing oil storage tank.

Further Outbuilding 4.39m x 2.95m (14'5" x 9'8")

Large, stone-built construction.

Detached Double Garage

Brick-built construction accessed from Top Road via twin wrought-iron gates leading to an extensive gravel driveway which can also provide parking for numerous vehicles.

Gardens

The exceptionally large, mature rear garden enjoys a south-facing aspect and is privately screened by an array of mature trees and bushes.

The lower section of the garden features a gravel terrace which leads on to lawn flanked by borders heavily stocked with a huge variety of colourful shrubs and bushes.

The middle section of garden is also mainly lawned, with adjacent trees and borders filled with an array of mature shrubs, and includes a former vegetable patch.

The upper section of garden includes a small area of grass, together with the detached double garage and driveway providing extensive off-road parking approached from Top Road.

POTENTIAL BUILDING PLOT

A Pre-Application to Rutland County Council for the erection of a single dwelling on the upper and middle sections of garden has received a positive response, and it is considered likely that Full Planning could be obtained, subject to certain criteria being met.

SERVICES

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.

RIDLINGTON

Ridlington is a delightful Rutland village lying about three miles to the north-west of Uppingham and containing many period stone houses, a number of which are scheduled as Grade 2 Listed Buildings of architectural and historic interest. The facilities in the village comprise a church and a good community atmosphere. All others are available in the market town of Uppingham including doctors, dentist, a good range of shops catering for most needs, schools, together with a bus service.

For commuters Ridlington is ideally positioned being close to the A47 giving access to both Peterborough and Leicester and southwards to Kettering and Corby

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where there are good rail connections to London. In addition it is within easy driving distance of other towns including Melton Mowbray, Stamford etc.

The sporting facilities in the area are many and varied, ball participating sports including golf, cricket, football, rugby football, tennis, bowls, are all available and the delights of the countryside can also be enjoyed either on horseback or walking and Rutland Water, lying just to the east, is one of the largest manmade lakes in Europe and offers a wide variety of leisure activities.

The village therefore is a tranquil haven in the heart of Rutland and is much sought after as a lovely location in which to live.

COUNCIL TAX

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 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.













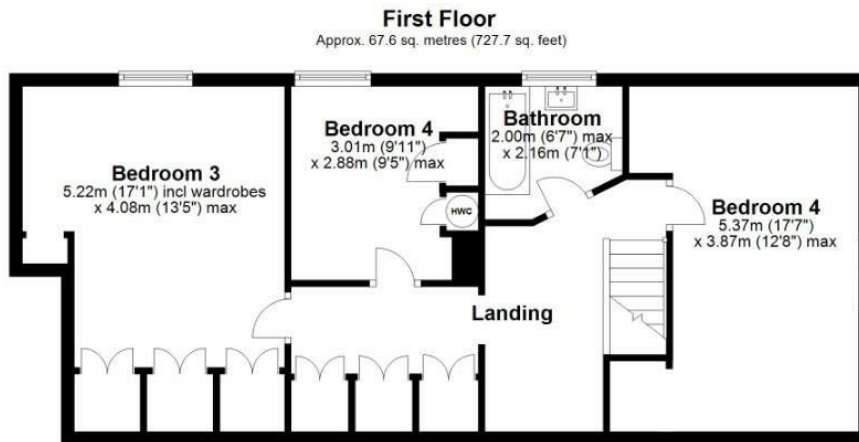
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Total area: approx. 155.5 sq. metres (1673.5 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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