



1 Main Street, Thorpe By Water, Rutland, LE15 9JQ
Asking Price £895,000



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1 Main Street, Thorpe By Water, Rutland, LE15 9JQ

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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A substantial Grade II listed detached stone house, standing on a plot extending in total to approximately 1.60 acres comprising gardens and grounds, an adjoining grass paddock, an oak framed Cart Lodge / Garage and ample off-road parking.



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The property has been extended and refurbished by the current owners and offers tastefully appointed character accommodation, ideal for a family, set on the edge of this premium Rutland village, located within the Welland valley and enjoying far reaching views over adjoining countryside.

The property has been well maintained and offers spacious family accommodation, combining character features with a contemporary twist utilising quality fixtures and fittings with accommodation arranged over three storeys.

The interior benefits from oil fired central heating and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Snug with inglenook fireplace, Dining Room, Breakfast Kitchen, Rear Hall, Utility Room, WC, Family Room;

FIRST FLOOR: three spacious Double Bedrooms, feature Family Bathroom with clawfoot bath;
SECOND FLOOR: large Master Bedroom with en-suite Dressing Room/WC.

OUTSIDE: In total approximately 1.60 acres comprising approximately 0.27 acres of gardens and grounds, an adjoining 1.33 acre grass paddock, an oak framed Cart Lodge / Garage and ample off-road parking.

Properties in this location are rarely available to buy and an early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.31m x 4.06m (7'7" x 13'4")

Main entrance door, radiator, stone floor, panelling to half wall height, oak main staircase with open spindles leading to first floor.

Snug 3.68m x 4.27m (12'1" x 14'0")

Feature inglenook fireplace with stone surround and heavy bressumer beam above housing log burning stove set on York stone hearth, built-in storage cupboard to side of fireplace, radiator, exposed ceiling beam, wall light point, two leaded windows with plantation blinds and windows seats to front elevation, access to secondary stairs which lead to first floor.

Dining Room 3.23m x 4.04m (10'7" x 13'3")

Fireplace recess with stone hearth, column radiator, ceiling beam, picture lights, two leaded windows with plantation blinds to front elevation.

Breakfast Kitchen 4.42m x 4.09m (14'6" x 13'5")

Beautifully fitted with excellent range of good quality shaker style units and featuring oak work surfaces with Moroccan tiles to splashbacks, inset Belfast sink with mixer tap above, ample base cupboards and drawers with cup handles, eye level wall cupboards and glass fronted display units and matching central island with oak worktop and further storage beneath. Fitted appliances comprise two-oven, oil fired AGA

set in chimney breast with tiled surround and dishwasher. There is space for fridge-freezer.

Attractive stone floor, recessed ceiling spotlights, triple aspect leaded windows with plantation blinds to rear and side elevations providing views over gardens, paddock land and countryside beyond.

Rear Hall 5.64m x 0.97m (18'6" x 3'2")

Radiator, stone floor, recessed ceiling spotlights, leaded windows and external door to rear elevation.

Utility Room 0.91m x 3.33m (3'0" x 10'11")

Fitted oak worktop with space and plumbing for washing machine beneath, fitted wall shelving, stone floor, panelling to half wall height, roof access hatch.

WC 1.57m x 0.99m (5'2" x 3'3")

White suite of low level WC and wash hand basin, radiator, stone floor, window to front elevation.

Family Room 4.37m x 5.97m (14'4" x 19'7")

Two column radiators, recessed ceiling spotlights, two leaded windows with plantation blinds to front elevation, French doors leading to rear garden.

FIRST FLOOR

Landing 3.43m max x 2.62m max (11'3" max x 8'7" max)

Built-in airing cupboard housing hot water cylinder, roof access hatch, oak handrail with open spindles.

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Bedroom One 3.18m x 4.01m (10'5" x 13'2")

Fitted storage cupboard, column radiator, ceiling beam, window with plantation blinds to front elevation.

Bedroom Two 4.37m x 3.07m (14'4" x 10'1")

Column radiator, dual aspect windows with plantation to rear and side elevations.

Bedroom Three 3.63m x 4.01m (11'11" x 13'2")

Fitted cupboard, column radiator, ceiling beam, leaded window with plantation blinds to front elevation, internal doors leading to stairs to ground floor and second floor.

Family Bathroom 2.84m max x 2.95m max (9'4" max x 9'8" max)

Spacious room equipped with traditional white suite comprising freestanding, clawfoot bath with handheld shower, pedestal hand basin and low level WC. There is a separate corner shower cubicle with deluge shower above, heated towel rail, panelling to half wall height, timber effect floor, exposed ceiling beam, extractor fan and window with plantation blinds to front elevation.

SECOND FLOOR

Bedroom Four 3.53m x 6.86m into eaves (11'7" x 22'6" into eaves)

Large, characterful Master Bedroom featuring radiator, sloping ceiling with exposed roof trusses, window with plantation blinds to front elevation and access to Dressing Room/WC.

Dressing Room/WC

Contemporary white suite of concealed cistern WC and wash hand basin with mixer tap set within vanity unit with storage, radiator, sloping ceiling with exposed roof trusses, window with plantation blinds to front elevation.

OUTSIDE

Double electric side gates give access to a large gravelled driveway providing off-road parking for a number of vehicles to the front of the property and leading to the detached Garage.

Oak framed detached Garage

This oak framed Outbuilding provides open fronted storage, garaging and first floor accommodation ideal for a variety of uses. The accommodation comprises: Ground Floor: Workshop / Garage, open fronted storage to side elevation, personnel door to side proving access to the first floor with ground floor entrance area and WC and stairs leading to the Playroom/potential Guest Bedroom on the first floor as follows:

Garage / Workshop 2.95m x 5.77m + 2.24m x 2.72m to rear (9'8" x 18'11" + 7'4" x 8'11" to rear)

Double doors to front, light and power, Workshop Area to rear.

Side storage bay

Open-fronted storage area with lighting adjoining the side of the garage and accessed from the side garden.

Ground Floor Entrance Hall 1.14m x 1.80m (3'9" x 5'11")

Personnel door accessed from the side garden, stairs leading to the first floor room.

WC 1.45m x 2.21m (4'9" x 7'3")

White suite of low level WC and pedestal hand basin, understairs storage area, tiled floor.

First Floor Playroom/Potential Guest Bedroom 4.95m x 7.57m (16'3" x 24'10")

With lighting.

Gardens

The gardens and house extend to approximately 0.27 acres.

The rear and side gardens are mainly laid to lawn with a large paved patio area running the width of the rear elevation of the house. The garden is bounded by timber post and rail fencing to make the most of the views over adjoining paddock and countryside beyond.

Grass Paddock

The grass paddock adjoins the rear garden and extends to approximately 1.33 acres.

SERVICES

Mains electricity
Mains water supply
Septic tank
Oil central heating

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According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Ultrafast

Mobile signal availability:

Indoor: O2 - voice likely, data limited; 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.

THORPE BY WATER

Thorpe by Water is a small rural village a few miles to the south of the Rutland market town of Uppingham where there are main facilities and amenities, together with a full range of shops and a weekly produce market catering for most needs. In addition there are other facilities including doctors' and dentists' surgeries, post office, library and a wide variety of schools, both Local Authority and independent, for children of all age ranges.

For commuters the village is within easy driving distance of a number of centres including Oakham, Corby, Kettering, Market Harborough, Leicester and Peterborough. There are good train services to London from both Kettering and Peterborough, the journey time from the latter destination to King's Cross taking only 50 minutes approximately.

In the surrounding countryside one can enjoy many local leisure pursuits, particularly at Rutland Water approximately 7 miles away, which offers sailing, fishing, walking and cycling. Facilities for other sports including football, cricket, rugby, tennis, bowls, golf etc., are all available locally.

COUNCIL TAX

Band E

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

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

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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.





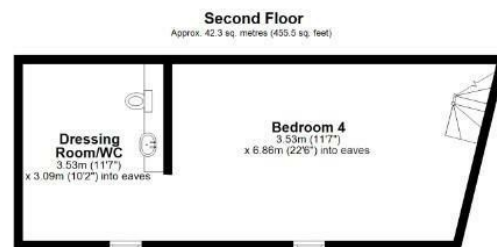








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Total area: approx. 221.9 sq. metres (2388.6 sq. feet)

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 Planitap.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



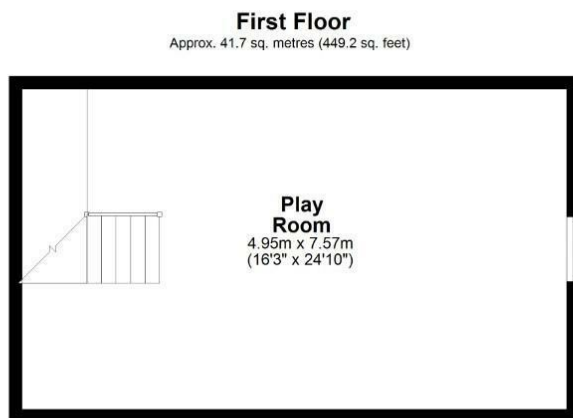
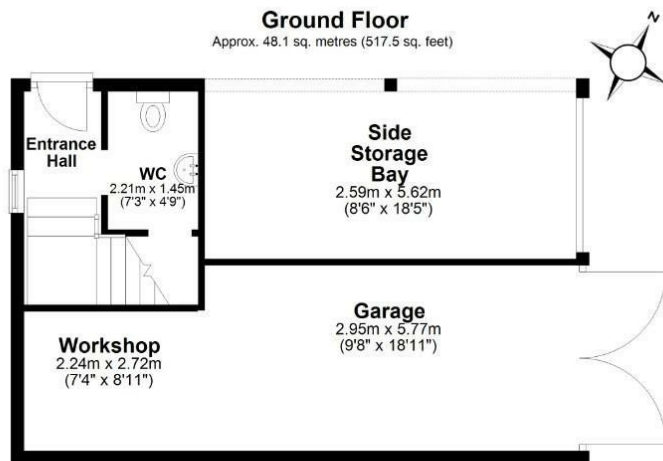
Environmental Impact (CO₂) Rating

	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





Total area: approx. 89.8 sq. metres (966.7 sq. feet)

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Plan produced using PlanUp.



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