



**The Old Bakehouse, 11 Church Street, Cottingham, Leicestershire, LE16 8XG**  
**Guide Price £399,950**



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# The Old Bakehouse, 11 Church Street, Cottingham, Leicestershire, LE16 8XG

**Tenure: Freehold**

**Council Tax Band: E (North Northamptonshire Council)**



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## DESCRIPTION

A rare opportunity has arisen to acquire a detached three-bedroom character Cottage with a self-contained, two-bedroom, stone-built Annexe detached from the main residence, situated in a delightful conservation village.

The property requires modernisation throughout and offers immense potential to create a superb family home in a sought-after village location.

The accommodation has electric heating and partial double glazing and can be summarised as follows:

### MAIN HOUSE:

Ground Floor: Entrance Hall, Sitting Room with Dining Area, Kitchen/Diner, Conservatory, Utility Room, Shower Room;

First Floor: three Double Bedrooms.

### ANNEXE:

Ground Floor: Sitting Room, Kitchen/Diner;

First Floor: two Double Bedrooms, Bathroom with separate shower cubicle.

OUTSIDE there is an attached single Garage and pleasant courtyard Garden to rear.

## ACCOMMODATION

### MAIN HOUSE

The main house is detached and offers the following accommodation:

## GROUND FLOOR

### Entrance Hall

Part-glazed main entrance door, radiator, window to side.

### Sitting Room & Dining Area 6.78m x 3.40m max (22'3" x 11'2" max )

Cast-iron working fireplace set in timber surround with ornate tiled inset, two electric heaters, exposed stonework to part of walls, beams to ceiling, three dual-aspect windows to front and side, door to stairs leading to first floor.

### Shower Room 2.44m x 2.16m (8'0" x 7'1")

Fitted with blue low-level WC, white pedestal hand basin and corner shower cubicle with Triton power shower. Tiled walls, electric heater, timber-clad ceiling, two windows to rear courtyard.

### Kitchen/Diner 4.70m x 4.22m (15'5" x 13'10")

Range of fitted units incorporating wood-effect work surfaces, inset single drainer sink with mixer tap, shaker-style cream-fronted base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet. Integrated appliances comprise electric oven and electric hob with extractor in canopy over. There is undercounter appliance space.

Included in the sale is a solid-fuel Rayburn range.

Tiled splashbacks, tiled floor, electric heater, beam to

ceiling.

A particular feature of this room is the original cast-iron bread oven set in stone surround with matching display niche to the side.

### Conservatory 4.90m x 2.92m (16'1" x 9'7")

Tiled floor, wall-light point, feature exposed stonework to one wall, window overlooking the courtyard and Annexe, external glazed door to courtyard, access to Utility Room.

### Utility Room 4.98m x 2.36m (16'4" x 7'9")

Fitted sink unit, space and plumbing for washing machine, space for tumble dryer, window to side, external door to rear garden.

## FIRST FLOOR

### Landing

### Bedroom One 4.80m x 3.45m (15'9" x 11'4")

Built-in double wardrobe, electric heater, two windows to front.

### Bedroom Two 4.85m max x 3.99m (15'11" max x 13'1")

Built-in double wardrobe, built-in airing cupboard housing hot water cylinder, electric heater, dual-aspect windows to side and rear.

### Bedroom Three 2.95m x 3.63m max (9'8" x 11'11" max)

Electric heater, window to front.

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## ANNEXE

The Annexe is detached from the main house, both of them facing the private rear courtyard. The Annexe offers the following accommodation:

## GROUND FLOOR

### Sitting Room 4.11m x 5.26m (13'6" x 17'3")

Beautiful Inglenook with heavy bressumer above and ambient lighting housing wood-burning stove set in brick chimney, exposed ceiling beams, Dimplex storage heater, wall-light points, ornate cast-iron staircase leading to first floor, window and glazed double doors to courtyard garden.

### Kitchen/Diner 4.11m x 3.40m (13'6" x 11'2")

Range of fitted timber-fronted floor and wall-mounted units, inset sink with mixer tap, built-in Beko electric oven and Belling electric hob, undercounter space and plumbing for washing machine and space for tumble dryer.

Tiled floor, exposed stone- and brickwork to part of walls, traditional ceiling beams, window overlooking courtyard and main house opposite.

## FIRST FLOOR

### Landing

Exposed wall timbers, hand rail with turned spindles, large built-in airing cupboard housing hot water cylinder.

### Bedroom One 4.90m x 3.56m (16'1" x 11'8")

Feature display niche with exposed stone surround to one wall, Dimplex storage heater, wood floor, timber panelling to dado height to two walls, dual-aspect Velux windows.

### Bedroom Two 4.47m x 2.57m (14'8" x 8'5")

Dimplex storage heater, loft access hatch, window to Church Street with exposed stone surround, Velux window.

### Bathroom 1.93m x 2.82m (6'4" x 9'3")

White suite of low-level WC and pedestal hand basin, feature freestanding, claw-foot, roll-top bath with mixer shower attachment, separate corner shower cubicle with Triton power shower. Tiled splashbacks, wood floor, Dimplex storage heater, Velux window.

## OUTSIDE

### Single Garage

Attached, stone-built construction with double timber doors accessed from the rear of the main house.

### Courtyard Garden

The main house and annexe face a private, attractively hard-landscaped courtyard garden with open-fronted store and timber double gates giving external access from Church Street.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage

Electric room and storage heaters

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

Indoor: EE, Three - voice and data likely; O2 - voice and data limited; Vodafone - voice limited, data - none;

Outdoor: EE, Three, O2, 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.

## COTTINGHAM

The villages of Cottingham and Middleton are situated adjacent to each other and can trace their history back to Roman times. They are conveniently situated within 15 minutes drive of Market Harborough, Uppingham and Corby and are surrounded by the beautiful countryside bordering on Northamptonshire, Leicestershire and Rutland. Rutland Water is just 20 minutes away and provides an excellent choice of outdoor activities such as sailing, fishing, cycling, climbing and walking.

Cottingham and Middleton have a good village community with their own village shop selling local fresh produce and award winning Hambleton Bread - <http://www.thevillagestoreandcafe.co.uk/> and there

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are various supermarkets in the nearby market towns of Uppingham and a Waitrose in Market Harborough.

There is a primary school and small nursery school and three pubs with restaurants within walking distance, one of which is a newly opened Argentinian Steak House and there are also two active churches in the community which run regular services.

There are many great walks at East Carlton Country Park, which also has its own cafe, a small museum and beautiful walks through the woods. There are also a wide variety of walks for dog walkers in the neighbouring fields and bridleways.

The villages also have a number of clubs, including Rockingham Wheelers Cycling Club and fitness clubs held in the village hall.

### COUNCIL TAX

Band E

North Northamptonshire Council - telephone 0300 126 3000.

### ENERGY RATING

Main house - 15 G

Annexe - 35 F

### 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.

### 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.









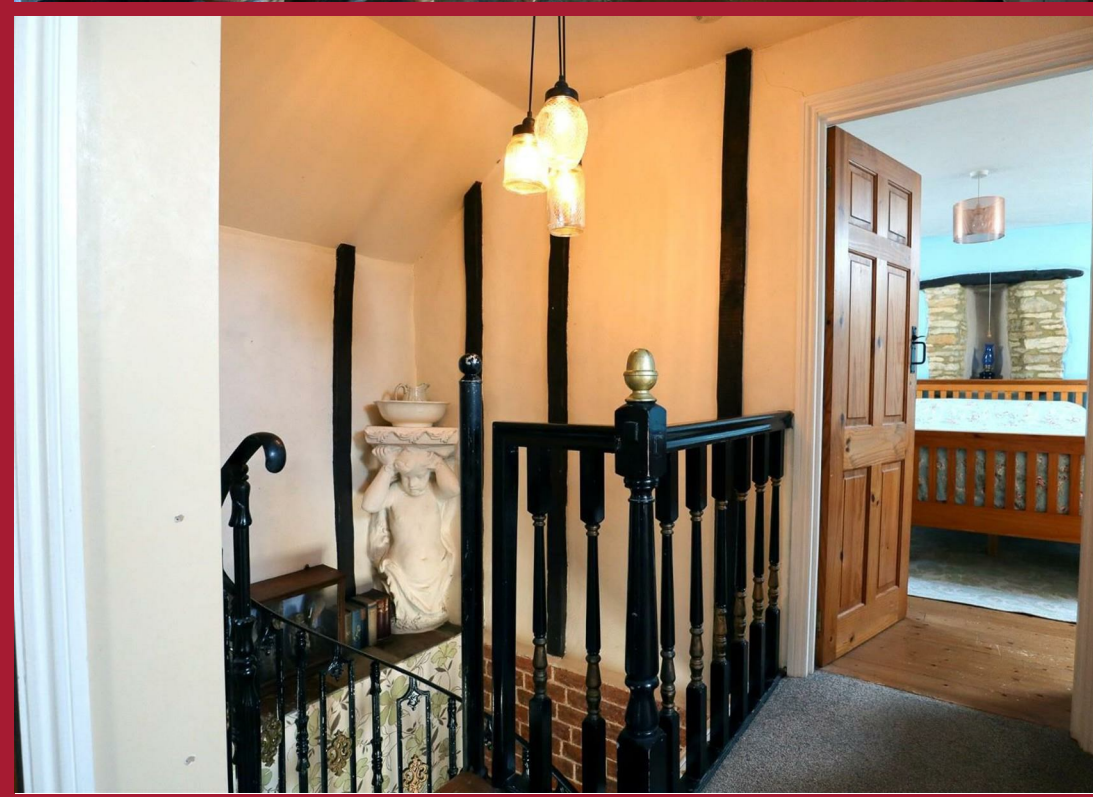




















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## MAIN HOUSE

### Ground Floor

Main area: approx. 65.7 sq. metres (922.1 sq. feet)  
Plus garage: approx. 31.1 sq. metres (119.8 sq. feet)



### First Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



Main area: Approx. 136.7 sq. metres (1471.6 sq. feet)

Plus garages: approx. 11.1 sq. metres (119.8 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>		
(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		

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		

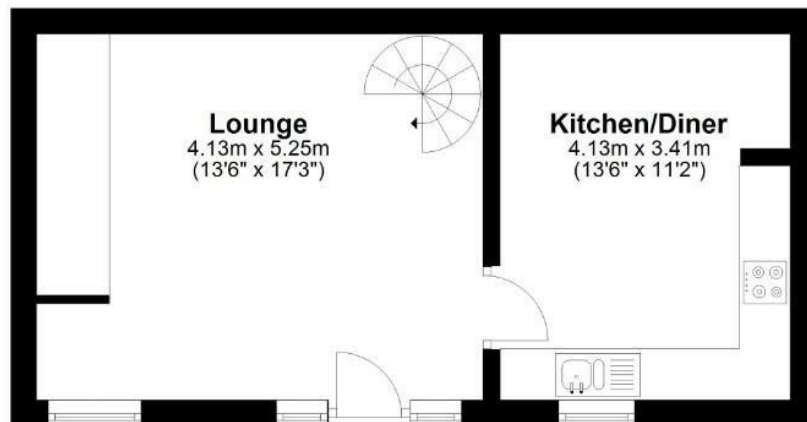
England & Wales

EU Directive  
2002/91/EC



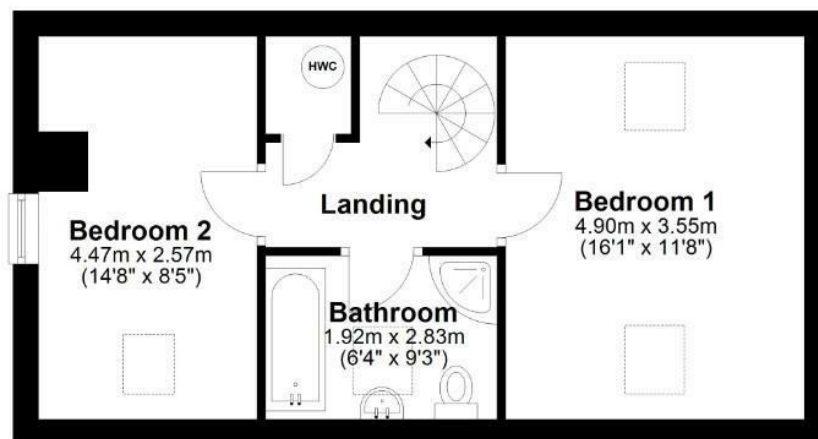
### THE ANNEXE Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



### First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 78.7 sq. metres (847.0 sq. feet)

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Plan produced using PlanUp.

