



**Merrie Cottage, 2 Mill Lane, Caldecott, Market Harborough, LE16 8RU**  
**Asking Price £650,000**



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**Merrie Cottage, 2 Mill Lane, Caldecott, Market Harborough, LE16 8RU**

**Tenure: Freehold**

**Council Tax Band: G (Rutland County Council)**



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A delightful period stone-built Residence with three Reception Rooms, four Double Bedrooms, a range of Outbuildings/Stabling/Garaging and good sized, delightful private Gardens set in the centre of the the popular village of Caldecott on the border of Rutland and Leicestershire.





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### DESCRIPTION

Merrie Cottage is a delightful, detached period home positioned on a generously sized plot within a sought-after, picturesque village. This enchanting stone-built residence, set beneath a traditional slate roof, is enhanced by an array of versatile outbuildings, including stables, and enjoys the privacy of mature gardens.

Blending timeless charm with exceptional potential, Merrie Cottage showcases an abundance of character throughout, from exposed beams to feature fireplaces. The accommodation, arranged across three floors, is generous and well-proportioned, offering both elegance and comfort.

The property benefits from gas central heating and partial double glazing and presents an exciting opportunity for sympathetic modernisation, allowing a new owner to tailor the interiors to their own exacting standards.

The accommodation can be summarised as follows: GROUND FLOOR: Sitting Room with open fireplace, Drawing Room with ornate fireplace and feature bay, a central Inner Hall, Dining Room with open fireplace, spacious Breakfast Kitchen;

FIRST FLOOR: 3 Double Bedrooms, Family Bathroom;

SECOND FLOOR: substantial Loft Bedroom with

scope for a variety of uses.

The overall offering is one of rare appeal: a quintessential period home in a prime village setting, combining traditional architecture with scope for bespoke enhancement — an ideal retreat for those seeking charm, space and lifestyle.

### ACCOMMODATION

#### GROUND FLOOR

##### Recessed Porch

The main entrance to the property lies to the side elevation with panelled entrance door leading to:

##### Sitting Room 4.52m x 3.53m (14'10" x 11'7")

Open fireplace with timber surround, radiator, wall light points, window to side elevation, double opening glass panelled doors leading to Drawing Room.

##### Drawing Room 5.82m max x 4.37m to bay (19'1" max x 14'4" to bay)

Beautiful fireplace with ornate timber surround and marble hearth, two radiators, exposed ceiling beam, wall light points, feature bay window and a further window to side providing views over private gardens, external door giving access to garden.

##### Inner Hall 1.19m x 1.83m (3'11" x 6'0")

Timber parquet floor, stairs leading to first floor.

##### Dining Room 4.67m x 2.87m (15'4" x 9'5")

Open fire with cast iron surround and stone mantel,

radiator, parquet floor, exposed ceiling beam, understairs storage cupboard, window with views over gardens.

##### Breakfast Kitchen 4.67m max x 3.76m max (15'4" max x 12'4" max)

Fitted kitchen units with timber effect work surfaces, inset single drainer stainless steel sink with mixer tap, electric double oven, 4 ring electric hob, space for fridge, gas boiler.

Exposed ceiling beam, wall light points, cork tiled floor, window and external panelled door with glazed insets to garden.

#### FIRST FLOOR

##### Landing 0.94m x 5.89m (3'1" x 19'4")

Stairs leading to second floor, window to rear elevation.

##### Bedroom One 4.60m x 3.86m (15'1" x 12'8")

Radiator, over-stairs cupboard, wall light points, window to front elevation.

##### Bedroom Two 3.51m x 3.28m (11'6" x 10'9")

Fitted wardrobe, radiator, exposed ceiling beam, access to built-in dual aspect cupboard housing hot water cylinder, window to front elevation.

##### Bedroom Three 3.63m x 2.54m (11'11" x 8'4")

Traditional open fire, radiator, exposed ceiling beam, access to built-in dual aspect cupboard housing hot water cylinder, window to front elevation.

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### Bathroom 2.82m x 1.85m (9'3" x 6'1")

Coloured suite comprising low level WC, pedestal hand basin and panelled bath with shower above and glass screen. Tiled splashbacks, radiator, window to rear elevation.

### SECOND FLOOR

### Bedroom Four 4.78m x 3.81m (15'8" x 12'6")

Radiator, dual aspect windows to front and side elevations.

### OUTSIDE

The property occupies a corner plot with vehicular access through traditional, timber five-bar gate at the rear leading to the area off-road parking and outbuildings, as well as pedestrian access to the walled garden via a wrought iron hand gate from the side elevation. The range of outbuildings present an opportunity for redevelopment or residential conversion, subject to obtaining the necessary planning permissions.

### Workshop/Summerhouse 5.18m x 3.76m (17'0" x 12'4")

Dual aspect windows providing garden views.

### Lean-to Garden Shed 5.31m x 2.34m (17'5" x 7'8")

### Brick Outbuilding

Single storey construction housing interconnected stables as follows:

### Stable 1 4.45m x 2.57m (14'7" x 8'5")

### Stable 2 4.45m x 3.15m (14'7" x 10'4")

### Stable 3 4.45m x 3.86m (14'7" x 12'8")

### Stable 4 4.45m x 2.36m (14'7" x 7'9")

### Garage 4.65m x 4.57m (15'3" x 15'0")

Sliding timber door for vehicular access, personnel door to garden.

### Further Stable/Store 4.57m x 2.90m (15'0" x 9'6") (attached to the garage)

### Gardens

The well established gardens are fully enclosed and enjoy a good degree of privacy. The gardens have been arranged to feature areas of lawn with inset specimen plants, colourful borders and beds stocked with an array of shrubs, bushes and flowering plants and secluded seating area providing a peaceful retreat.

Within the gardens, there is a small stone outbuilding under pantile roof which houses a WC.

### DEVELOPMENT POTENTIAL

The range of outbuildings present an opportunity for redevelopment or residential conversion, subject to obtaining the necessary planning permissions.

### 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:  
EE - good outdoor, variable in-home  
O2 - good outdoor  
Three - good outdoor  
Vodafone - poor to none outdoor  
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.

### CALDECOTT

Caldecott is the most southerly village in Rutland and contains a church and two public houses. There is road access for commuters to both Corby, 3 miles and Uppingham, 4 miles, and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester.

For commuters Caldecott is ideally placed being within driving distance of a number of centres including the local market town of Uppingham, where all facilities are available, Kettering, Corby, Market Harborough, Northampton. For rail travellers, there are good services to London from Corby, Kettering and Market Harborough.



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Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other sports, together with Rutland Water a few miles away where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Uppingham, Oakham and Stamford.

### COUNCIL TAX

Band G

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.



























**2 MILL LANE, CALDCOTT, MARKET HARBOUROUGH, LE16 8RU**

**(Not to scale - for identification purposes only)**





Approximate Area = 1814 sq ft / 168.5 sq m  
 Garage = 230 sq ft / 21.3 sq m  
 Outbuilding = 1078 sq ft / 100.1 sq m  
 Total = 3122 sq ft / 290 sq m  
 For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1360361



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		
	50	76
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		



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