



Brougham Cottage

Ketton, Rutland, PE9 3TD



Digby & Finch
ESTATE AGENTS

BROUGHAM COTTAGE

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A rare opportunity has arisen to acquire an unlisted stone property occupying a plot of just over half an acre of mature gardens and woodland area with frontage to the river Chater. This unique property is set within a most peaceful location yet within easy reach of a wealth of amenities just minutes' away.

The property itself offers generous accommodation over two floors, further complemented by several stone outbuildings which could serve a multitude of uses.

The property is perfectly habitable but does require full updating/refurbishment, however, seldom do properties come along like this offering such scope to create a wonderful home in such a beautiful setting.





Ground Floor

Much of the ground floor accommodation is open plan with a generous kitchen area open to the dining space. Beyond this is the first of two large reception rooms. The room is very bright due to the large south facing bay windows which offer delightful views across the gardens.

Directly off this room is the second sitting room which again, is very generous in size and has full height bay windows and French doors which open to a stone terrace.

First Floor

The first floor has a large principal bedroom with windows on two aspects, overlooking the lovely gardens.

Directly next door is a shower room and a range of in built wardrobes.

Beyond is a very large area which has been used as a hobbies room but could be reconfigured to provide a fourth bedroom.

Across the hallway are two further double bedrooms along with a shower room.





Services

Electric, gas, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent)

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Rutland County Council
Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion

Plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Step Outside

A high stone wall borders Aldgate making the entire property very private. Timber gates open to a driveway which leads to a large double garage.

The gardens are a wonderful feature of this home and offer a variety of plants, shrubs and trees along with growing areas, fruit trees, greenhouses and a potting shed.

There are two very large stone outbuildings which could be converted into ancillary accommodation to the main house.

Beyond the garden is a woodland area with frontage to the river Chater, providing the most magical place for children of all ages.

Agents Note

Please contact the agent for more information.





Location

The property is in the village of Ketton, close to historic Stamford and surrounded by beautiful Rutland countryside. The village has an outstanding- rated primary school, a local shop, Post Office, large playground, cricket club, community centre, two churches and an award winning pub. While Stamford has excellent amenities, including a range of high street and independent retailers and a selection of cafés, restaurants and pubs. Independent schooling in the area includes Stamford Junior School and Stamford Endowed Schools.

The village is 3.8 miles from Stamford town centre and three miles from the A1. Stamford's station provides services to Peterborough (connecting to London Kings Cross services in approximately 46 mins) and to Cambridge.

Viewing

Strictly by appointment through the agent Digby and Finch (Stamford Office).



Digby & Finch

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Brougham Cottage, Ketton

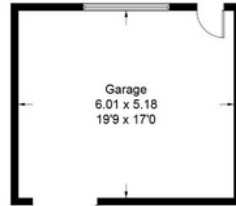
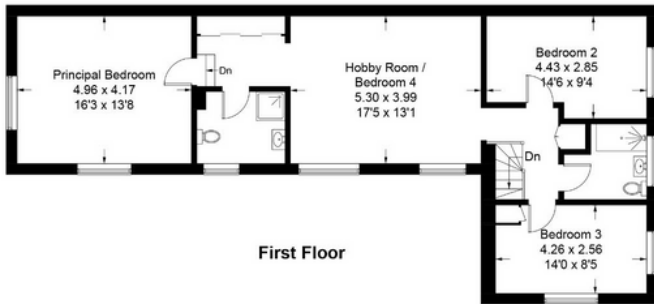
Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft
 Garage / Outbuilding = 105.4 sq m / 1134 sq ft
 Total = 293.3 sq m / 3156 sq ft



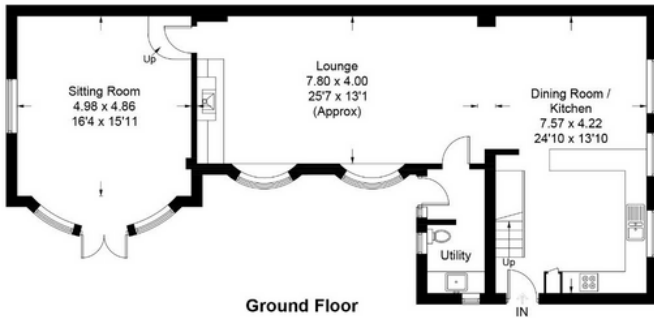
EPC Rating

EPC Rating: 52/E

EPC Potential: 78/C

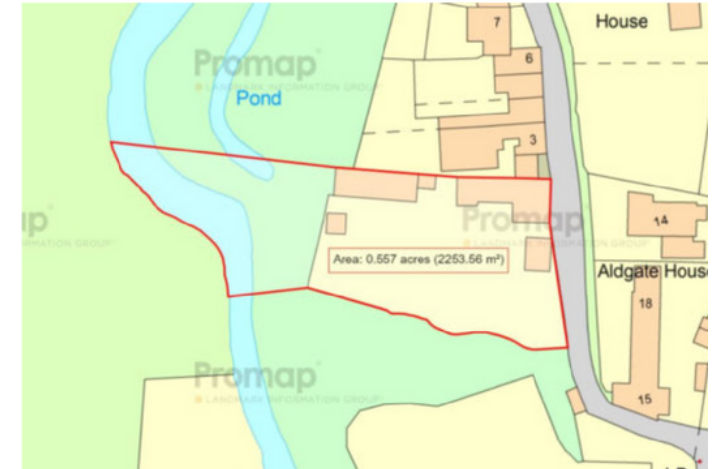


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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