



Primrose Cottage
Leicester Road | Uppingham | Rutland | LE15

KEY FEATURES



- A Period Townhouse Situated Close to Uppingham Town Centre
 - Entrance Hall, Dining Room and Reception Room
 - Kitchen / Breakfast Room, Utility Room and Cloakroom
 - Four Double Bedrooms, Bathroom, Show Room and WC
 - Attached Studio Accommodation with Kitchen and Shower Room
 - The Property Benefits From Off-Road Parking for 2 Cars
 - Predominantly Lawn Rear Garden with Borders, Shrubs and Patio
 - Total Accommodation of Main House Extends to 1712 Sq. Ft, Annex is 234 Sq. Ft.
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Nestled in the picturesque Rutland market town of Uppingham, this enchanting period cottage beckons with its timeless charm and period features. Boasting four double bedrooms, two spacious reception rooms, a studio annex, and a sprawling, mature garden, this dwelling offers cosiness and tranquility.

Ideally located on Leicester Road, this cottage is within strolling distance of the vibrant Uppingham High Street, ensuring convenient access to an array of local amenities. A mere stone's throw away from the A47, this residence also enjoys seamless connectivity

to the wider region.

As you approach the cottage, a quaint front door ushers you into a small porch, setting the stage for the welcoming entrance that awaits. Stepping into the hallway, you are greeted by a homely feel. To the left lies a handy cloakroom, while the two main reception rooms on the right beckon with their inviting allure. These rooms, overlooking the front of the property, serve as the perfect spaces for entertaining guests or simply unwinding in refined comfort.





Situated at the rear of the cottage, the spacious kitchen serves as the heart of the home and seamlessly connects to the side entrance and utility room on one side, and opening up to the tranquil garden on the other. Whether preparing delectable feasts or enjoying a leisurely breakfast, the kitchen provides a delightful space for culinary endeavors.

Ascending the stairs from the hall, upstairs accommodates four double bedrooms - one of which currently serves as a study, providing a peaceful environment for work or relaxation – a well-appointed bathroom, a separate shower, and a convenient WC. The principal bedroom is generously proportioned, boasting dual aspects that flood the room with natural light and a wall of built-in wardrobes.

Embracing the outdoors, this cottage boasts a studio annex accessible from the side of the property. This versatile space features a kitchenette and a show room on the ground floor, while a living/bedroom area awaits on the upper level. This annex presents a myriad of possibilities, whether hosting guests, pursuing artistic endeavors, or simply creating a small Airbnb.

Undoubtedly, one of the highlights of this property is its splendid garden. A true oasis of serenity, the central lawn offers a private and secluded sanctuary, enveloped by vibrant flower beds, mature shrubs and trees. A flagstone patio terrace, conveniently located just outside the kitchen, beckons you to partake in al fresco dining and relish the sunshine.



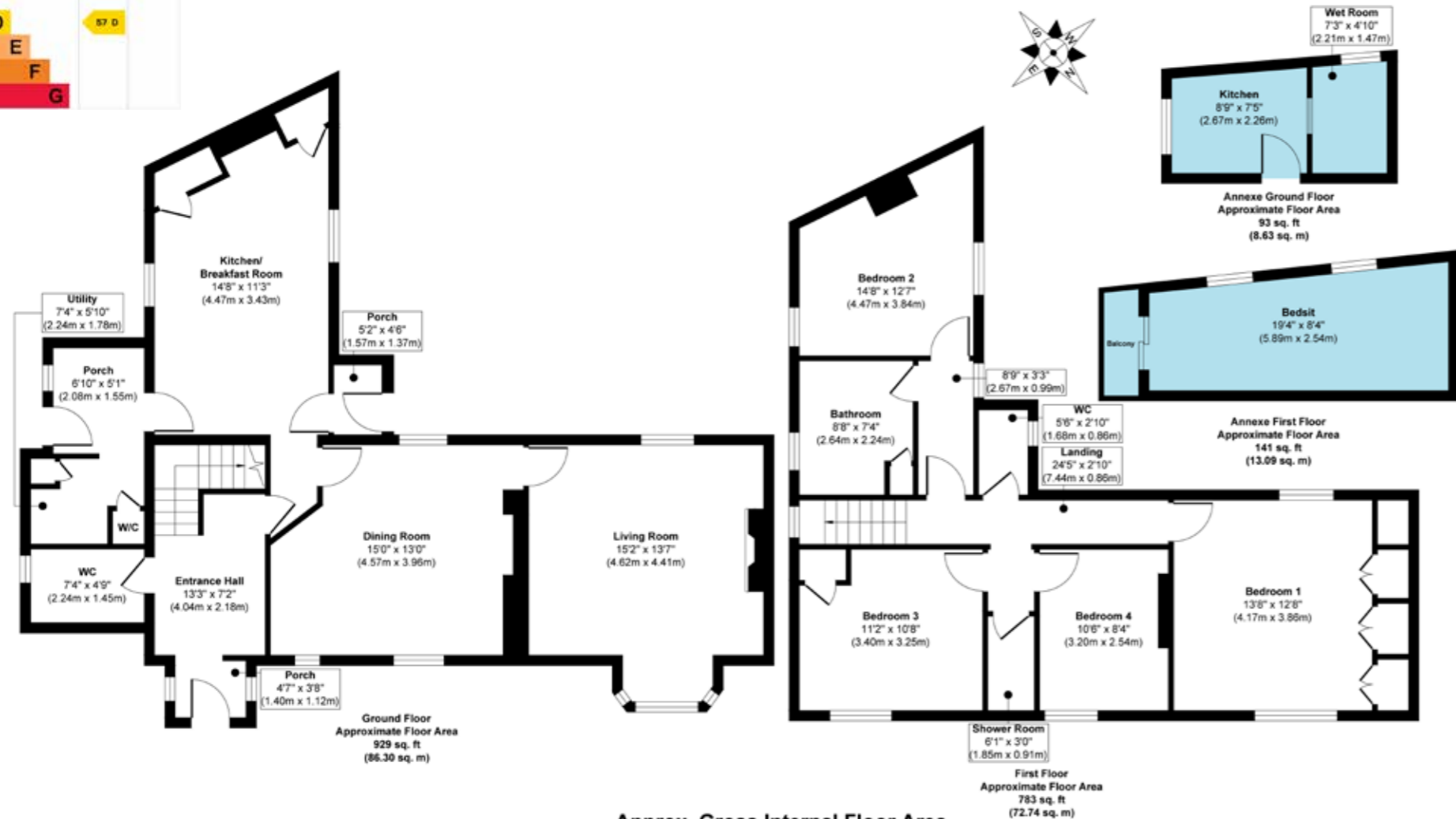
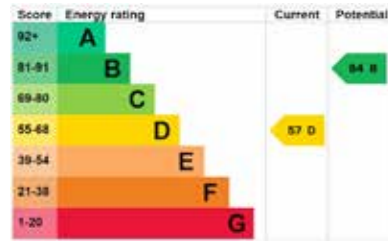


Beyond the confines of this enchanting dwelling lies a location that is second to none. With the town centre a mere stroll away, you will find yourself immersed in the vibrant tapestry of Uppingham, with its charming boutiques, art galleries, delightful cafes, restaurants and bustling market. And when you seek respite from the hustle and bustle, the captivating Rutland countryside awaits, with its idyllic villages and the picturesque county town of Oakham.

Lying off the A47 between Leicester and Peterborough, Uppingham is 6 miles south of Rutland's county town, Oakham, and even closer to Rutland Water with its many outdoor pursuits. Road and rail links are excellent with Corby train station, with its fast direct services to London, around a 20 minute drive, and the A1 a similar distance. Peterborough is about a 35 minute drive and also has direct trains to London, the fastest taking around 45 minutes making a commute to London, and other cities to the North and West, perfectly feasible.







LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

Council Tax Band: F

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

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