



Rosedene Main Street, Thistleton

Rutland

Guide Price £450,000





**PELHAM JAMES**  
UNIQUE HOMES



## Rosedene Main Street

Thistleton, Rutland

Utterly unique and set within two acres of land lies an exciting opportunity to acquire Rosedene, a Grade II listed cottage with full planning permission to restore and extend the home and outbuildings, to create a sublime family home extending to nearly 2,400 square feet in the charming Rutland village of Thistleton.

Council Tax band: F

Tenure: Freehold

- Full Planning In Place for Luxury 4 Bed Home with Outbuildings
- Incorporates an Existing Grade II Listed Cottage
- Peaceful Setting in Thistleton
- Breathtaking Views Across Rolling Countryside
- Plot c.2 Acres
- Rutland County Council Ref:2024/0816/FUL
- Chain Free



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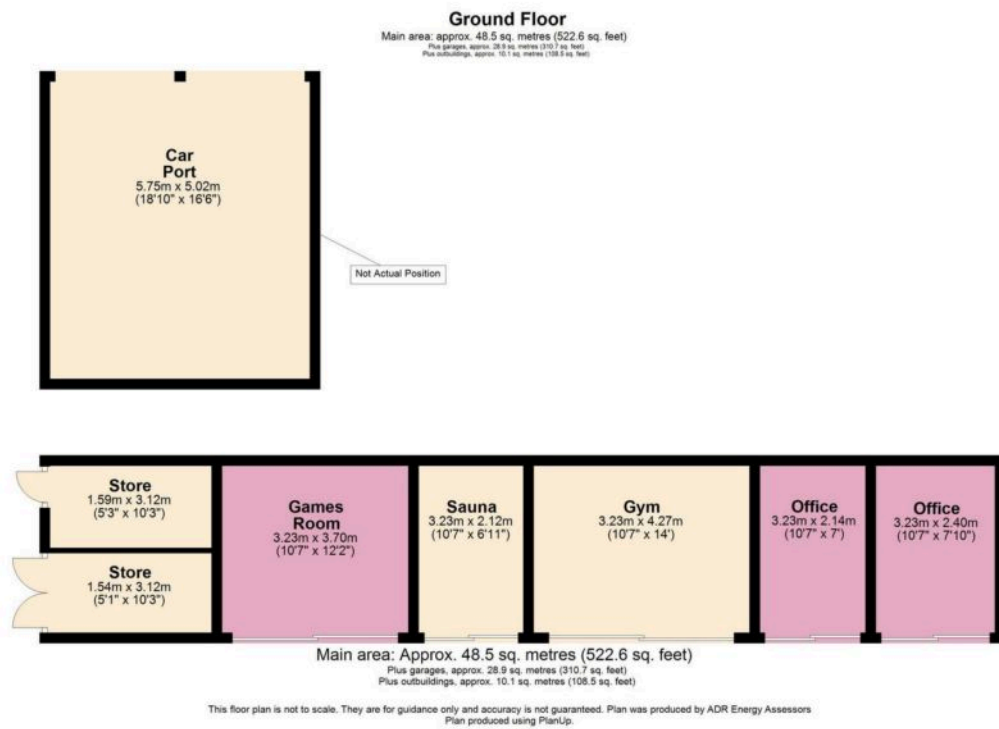








Total area: approx. 174.2 sq. metres (1875.3 sq. feet)  
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors.  
Plan produced using PlanUp.



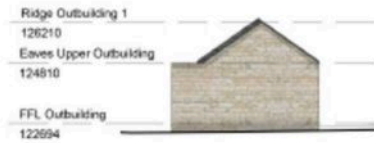




Item No. 2  
Name: Proposed North Elevation  
Scale: 1:100



Item No. 3  
Name: Proposed North Elevation Outbuilding 1  
Scale: 1:100



Item No. 4  
Name: Proposed East Elevation Outbuilding 1  
Scale: 1:100



Item No. 5  
Name: Proposed West Elevation Outbuilding 1  
Scale: 1:100



Item No. 4  
Name: Proposed South Elevation  
Scale: 1:100



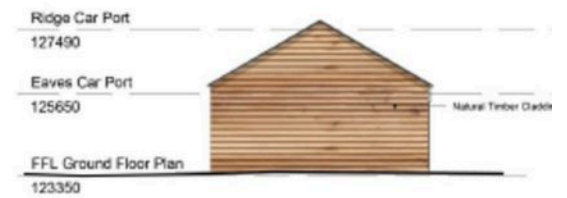
Item No. 5  
Name: Proposed West Elevation  
Scale: 1:100



Item No. 7  
Name: Proposed North Elevation Car Port  
Scale: 1:100



Item No. 9  
Name: Proposed South Elevation Car Port  
Scale: 1:100



Item No. 8  
Name: Proposed East Elevation Car Port  
Scale: 1:100



Item No. 10  
Name: Proposed West Elevation Car Port  
Scale: 1:100





The site has a detailed planning permission for the extension and external alterations to existing dwelling (including windows and doors), restoration of outbuilding and provision of ancillary residential floorspace, erection of carport, demolition of outbuilding and associated landscaping. Rutland County Council granted planning permission in November 2024 (Ref:2024/0816/FUL). Currently sitting on a plot of approximately 2 acres.

Built using locally sourced stone, complemented by natural timber framing and anthracite sliding doors, the single storey extension will be linked to the existing home by a striking aluminium framed glass link with glazed roof, creating a seamless connection between old and new. To the main home lie four bedrooms that will benefit from unbroken field views.

An existing stone outbuilding will be sympathetically restored to create a series of rooms ideal for games room, home gym and office space.





## Pelham James Unique Homes

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*Please note we have used CGIs for illustrative representation purposes only.*

