



21 MAIN STREET

COTTESMORE



Thatched retreat

Tucked away in the charming village of Cottesmore, discover a picture-perfect sanctuary where history meets modern comfort, at No. 21, Main Street. With rustic local The Sun Inn just a short stroll away and views out over traditional village life, this lovingly restored stone-built home, dating back to the 1750s, overflows with character. Nestled beneath its recently relaid thatched roof, whimsical fox and hare characters perch - a playful nod to the conservation site, countryside setting.



A WARM WELCOME

Beyond the inviting green front door, the entrance hallway is bathed in natural light. Exposed stone walls and the opened-up staircase with its handsome wrought iron rods set the tone for the home's seamless blend of rustic charm and contemporary living.

A peaceful retreat from the outside world, the versatility of this space could even see it serving as a dining hall, perfect for intimate gatherings. A conveniently tucked-away cloakroom, featuring wood panel accents, is a practical touch.





TIMELESS COMFORT

From the snug to the sitting room, characterful details abound - exposed beams, stone walls, and deep-set windows frame each space.

Striking fireplaces and exposed stone walls anchor the rooms in their cottage origins, while the underfloor heating which runs throughout the ground floor, invites you to unwind, whether curled up with a book or gazing out through the quaintly latched windows at village life as it moves about in its relaxed pace.



FEAST YOUR EYES

The heart of the home, the dining kitchen is a bright and spacious haven, where cream and white cabinetry pairs beautifully with warm wooden flooring.

A sociable space designed for effortless hosting, premium Neff appliances including a sleek induction hob with a downdraught extractor, and the convenience of an instant boiling water tap serve as reminders of the high standard of the renovation.

Iridescent splashback tiles subtly reflect the natural light, inviting the outdoors in. Throw open the bifold doors and step out onto the terrace, perfect for al fresco dining on sun-soaked afternoons. A separate utility room keeps the essentials neatly tucked away.

SERENE SLUMBER

Upstairs, three tranquil bedrooms beckon. Bathed in soft light from low-level windows, the principal suite is a haven of relaxation. Revive your senses in the en suite shower room, a stylish retreat where patterned tiling lends an exotic touch.

The spacious guest bedroom, nestled privately at the end of the landing, offers easy access to the main bathroom, where a roll top bathtub and walk-in wet room shower elevate the space to boutique-level luxury. A third bedroom, ideal as a nursery or home office, completes the upstairs.



GARDEN ESCAPES

Beyond the walls of the home, the landscaped rear garden is a private oasis framed by laurel hedging and mature trees. Whether soaking up the sun on the terrace or retreating to the separate garden office - fully equipped with electricity, heating, Wifi and air conditioning - the garden offers the perfect balance of work and leisure.

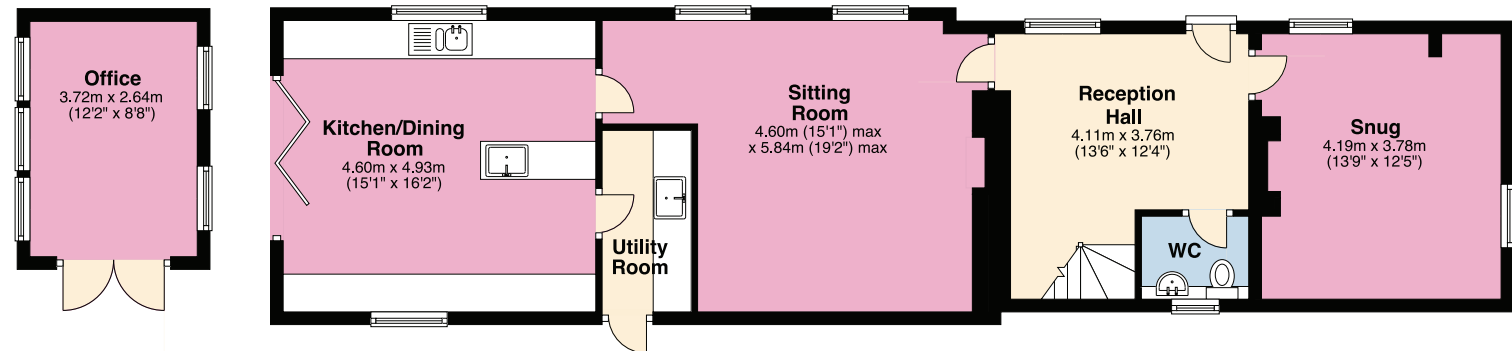
What we love...

“Blending centuries-old charm with contemporary luxury, No. 21 Main Street promises a life effortlessly in tune with the beauty and tranquillity of village living.”

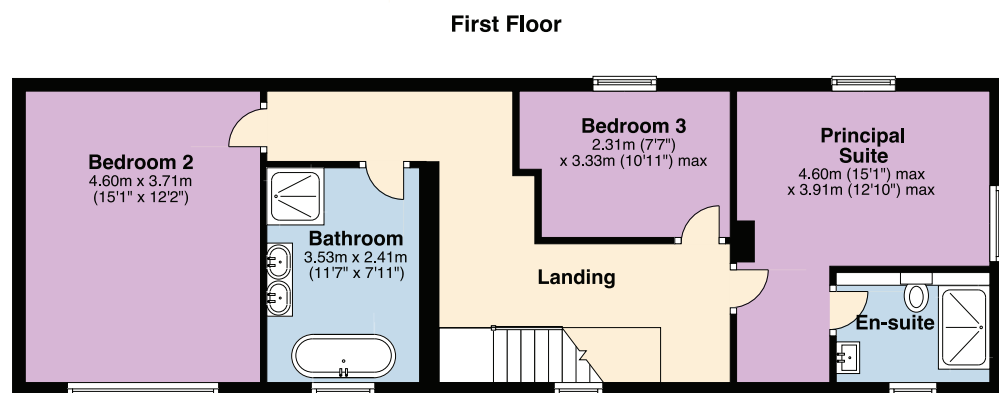
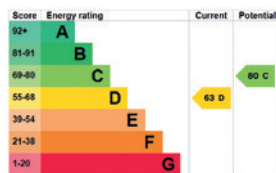


THE FINER DETAILS

Freehold
 Detached
 Dates to 1750s
 Conservation area
 Not listed
 Plot approx. 0.1 acre
 Gas central heating
 Underfloor heating to ground floor
 Mains electricity, water and sewage
 Rutland County Council, tax band D
 EPC rating D



Ground Floor: approx. 84.9 sq. metres (914.1 sq. feet)
 First Floor: approx. 69.9 sq. metres (752.7 sq. feet)
 Total Home Area: approx. 154.9 sq. metres (1666.9 sq. feet)
 Outbuildings: approx. 9.8 sq. metres (105.6 sq. feet)



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ON YOUR DOORSTEP

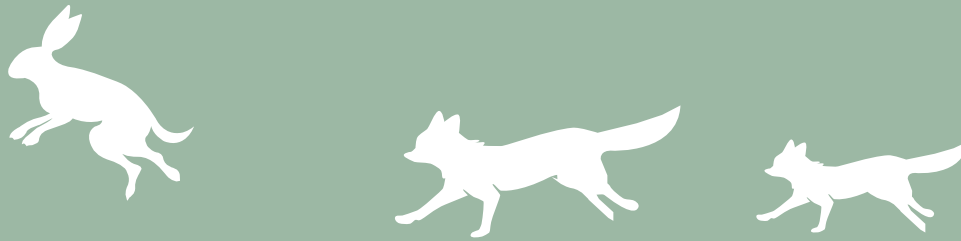
In the heart of the village, No. 21 Main Street is peacefully positioned, yet within easy reach of handy amenities. Cottesmore, the largest village in Rutland, has a rich history, famed in the past for its trade, farming and quarrying, and has a picturesque feel, in no small part due to its collection of thatched cottages and listed buildings.

A thriving village, Cottesmore is home to a Post Office and village store, friendly pub, chip shop and primary school. It also has its own village hall, sports and social club and tennis courts and an active community with many resident-led activities to get involved in, including a wine circle, investment club, history group, gardening and ramblers' club.

Within easy reach of the market towns of Stamford and Oakham, families are well served by a range of state and fee-paying schools including the independent Stamford Endowed Schools and Oakham School. Commuting is convenient, with Cottesmore linked via the A1 to Grantham and Peterborough, with its mainline train services to the capital.

LOCAL DISTANCES

Oakham 4 miles (8 minutes)
Stamford 10 miles (18 minutes)
Uppingham 10 miles (17 minutes)
Grantham 17 miles (26 minutes)
Peterborough 25 miles (35 minutes)



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