



## The Square

Ryhall, PE9 4HJ

Situated in the very heart of the popular Rutland village of Ryhall, sits this attractive stone cottage that overlooks the village square. The cottage is beautifully presented throughout and perfectly blends modern bathroom and kitchen with the original character that runs throughout the property. The accommodation offers versatility throughout with 3 reception rooms and 3/4 bedrooms. Viewing is a Must.

£475,000

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- Attractive Cottage in Heart of Popular Rutland Village
- 3 reception Rooms
- Courtyard Style Garden to Rear
- 3/4 Bedrooms - 2 on the Ground Floor
- Kitchen Breakfast Room
- Single Garage
- 3/4 Bedrooms - 2 Bathrooms
- 2 Bathrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance

Hallway

Cloakroom

Lounge

15'4" x 13'11" (4.67m x 4.24m)

Dining Room

11'6" x 16'7" (3.51m x 5.05m)

Study/Bedroom 4

13'1" x 12'10" (3.99m x 3.91m)

Kitchen/Breakfast Room

29'6" x 8'9" (8.99m x 2.67m)

Bedroom 1

11'6" x 19'11" (3.51m x 6.07m)

En Suite Shower

4'8" x 4'0" (1.42m x 1.22m)

En Suite Bathroom

8'9" x 7'8" (2.67m x 2.34m)

Landing

Bedroom 2

14'1" x 12'0" (4.29m x 3.66m)

Bedroom 3

11'10" x 10'9" (3.61m x 3.28m)

Family Bathroom

5'10" x 5'1" (1.78m x 1.55m)

Single Garage with Mezzanine

9'2" x 17'10" (2.79m x 5.44m)

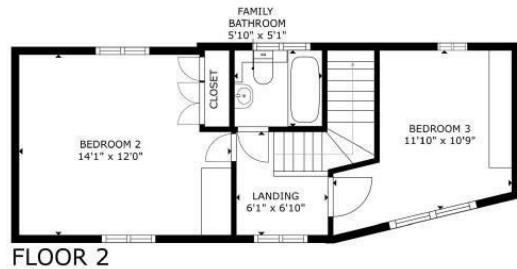
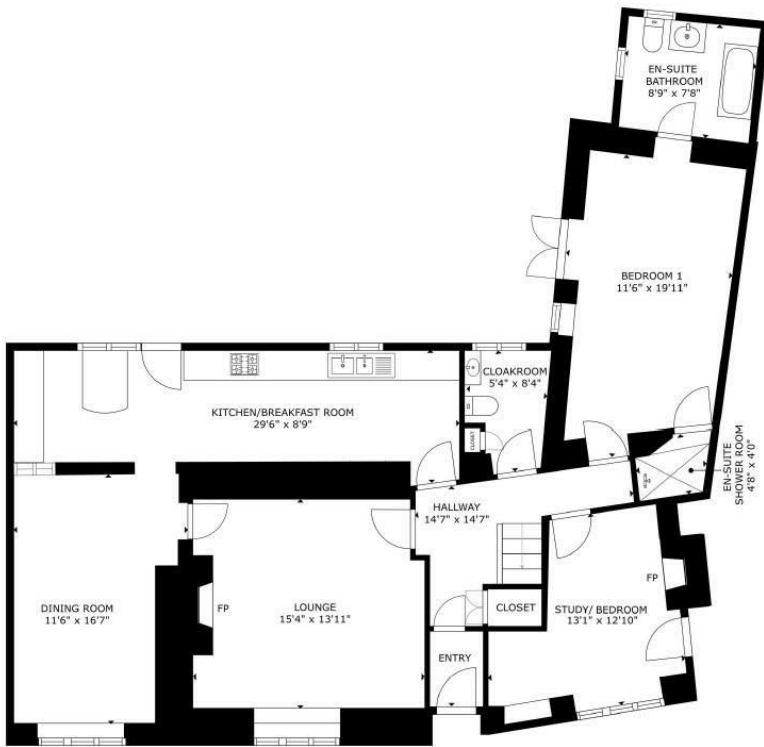


## Directions

Please use the following postcode for Sat Nav guidance - PE9 4HJ



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 1,130 sq. ft, FLOOR 2: 379 sq. ft  
 TOTAL: 1,719 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	