



Hurfords

Toons Yard, Uppingham Oakham Freehold: OIRO £285,000

# Key Features

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- Character Property
- Character Features Throughout
- Electric Log Effect Fire
- Convenient Town Centre Location
- Private Courtyard Setting

Tucked away in the sought-after private courtyard of Toons Yard, right in the heart of historic Uppingham, this beautifully presented two-bedroom cottage offers a perfect blend of period charm and modern elegance. Set just off the High Street, yet enjoying peace and privacy, the property provides the rare opportunity to enjoy town-centre living with a sense of seclusion.

As you step through the front door, you are immediately welcomed by a sense of warmth and style. To the right, a beautifully appointed modern kitchen offers sleek finishes and practical design, perfect for everyday living and entertaining alike. To the left, the inviting living room is filled with character, featuring an electric log effect fire - the perfect focal point for cosy evenings in.



Upstairs, the property continues to impress. A stylish and contemporary fitted bathroom is complemented by two generous bedrooms, both enjoying a calm and airy atmosphere. The cottage has been tastefully renovated throughout, with new windows installed with double glazed units and doors installed in a way that retains and respects the character of the building.

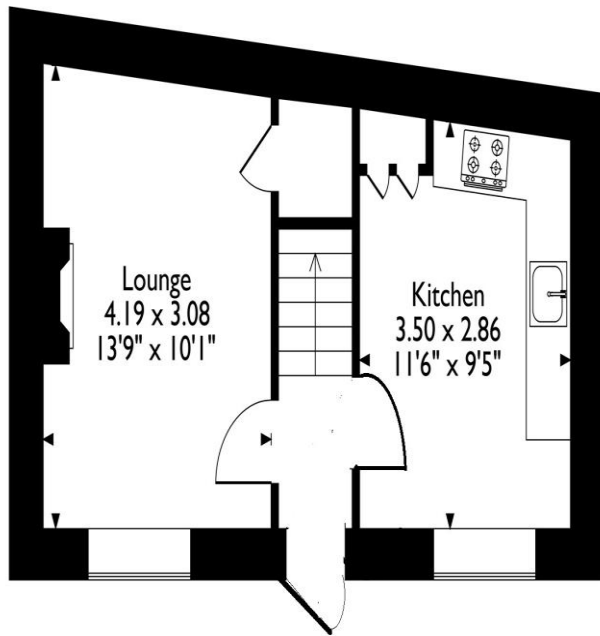
Step outside the private gates and you'll find yourself in the heart of Uppingham, one of Rutland's most picturesque and vibrant market towns. The cottage is just moments from a selection of independent shops, artisan cafes, traditional pubs, and excellent restaurants, all adding to the town's enduring charm. Excellent schooling, including Uppingham School, adds further appeal to the area.

Uppingham's central position offers convenient access to the nearby market towns of Oakham and Stamford - both just a short drive away - making this cottage an ideal base for enjoying the very best of Rutland!

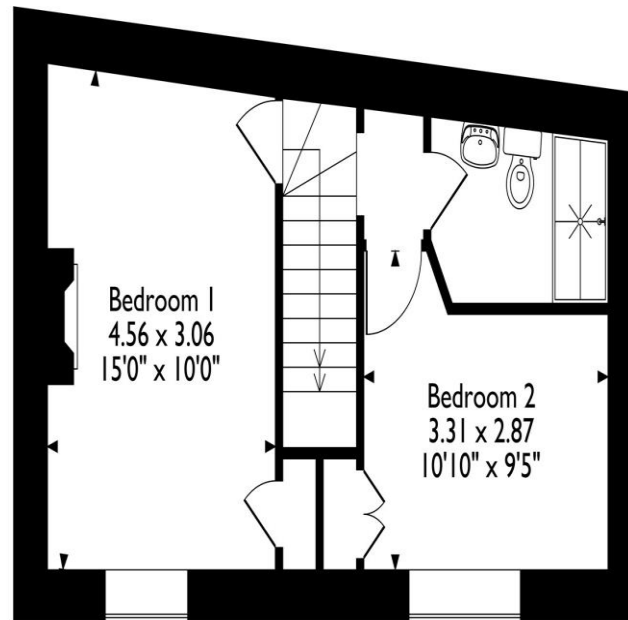
A rare gem in a highly desirable location, this cottage would suit a wide range of buyers - from downsizers and first-time homeowners to those seeking a charming weekend retreat!



3 Toons Yard, High Street East, Uppingham, Oakham  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# Selling your property?

Contact us to arrange a FREE home valuation.

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