



Hurfords

Main Street, Belton In Rutland, Oakham Freehold OIEO £600,000

Key Features



- Period mid terrace character cottage
- Five bedrooms
- Parking and driveway
- Downstairs WC
- Boot room

Constructed from attractive local ironstone beneath a traditional tiled roof, the property immediately impresses with its timeless kerb appeal. Internally, the home retains a wealth of character, including exposed beams, exposed stonework and feature fireplaces, all thoughtfully complemented by tasteful décor and modern conveniences.

The accommodation begins with an inviting entrance hall leading to two well-proportioned reception rooms, each centred around a charming log-burning stove, creating warm and welcoming spaces for both relaxation and entertaining. To the rear of the property, the spacious kitchen/breakfast room serves as the heart of the home, providing an excellent family and social space. Beyond lies a practical boot room, utility area and WC, with direct access to the rear garden.



Outside, the generous garden has been thoughtfully arranged into a series of distinct zones, offering a wonderful setting for outdoor dining, entertaining and family enjoyment. The variety of spaces allows owners to make the most of the south facing garden throughout the seasons, while the outbuilding, detached double garage and off-road parking add valuable practicality rarely found with period cottages.

The first floor provides four bedrooms, comprising three generous doubles and a single bedroom, currently utilised as a dressing room. This floor is served by a family bathroom and a separate shower room, providing excellent flexibility for family living.

Occupying the second floor is a further double bedroom together with a study, creating an ideal guest suite, teenager's retreat or dedicated work-from-home space.

Belton is one of Rutland's most desirable villages, prized for its attractive rural setting and strong sense of community. The village enjoys excellent access to the historic market town of Uppingham, renowned for its independent shops, cafés, restaurants, weekly market and highly regarded schooling, including the prestigious Uppingham School. The surrounding Rutland countryside offers an abundance of walking, cycling and outdoor pursuits, while nearby Rutland Water provides sailing, nature reserves and leisure facilities. Excellent road links connect the village to Stamford, Oakham, Leicester and Peterborough, with mainline rail services available from nearby stations for convenient access to London and beyond.

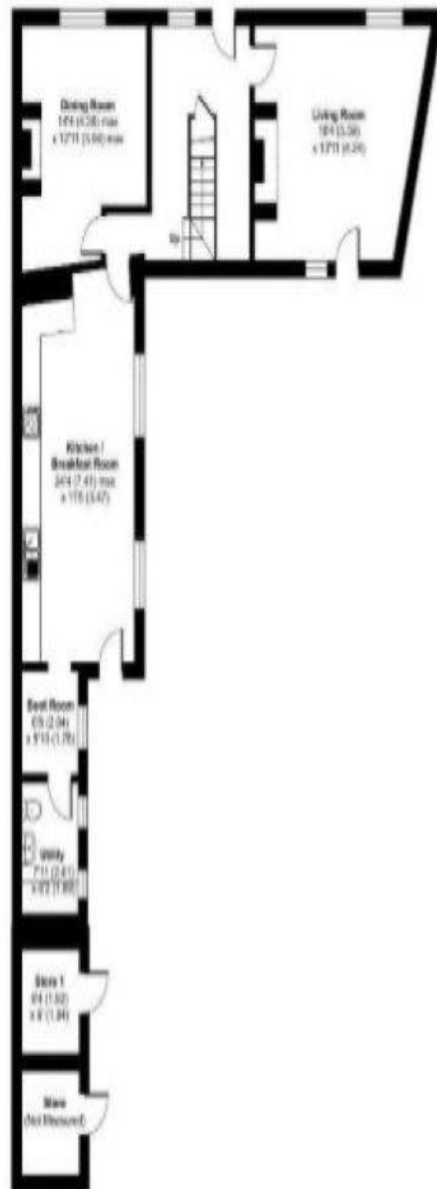


Garage = 365 sq ft / 33.9 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 2592 sq ft / 240.7 sq m

For identification only - Not to scale

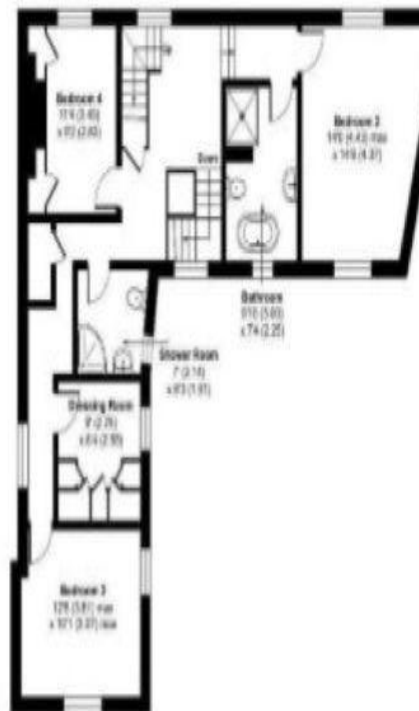


GROUND FLOOR

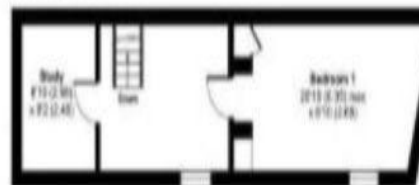


OUTBUILDING

FIRST FLOOR



SECOND FLOOR



A rare opportunity to acquire a beautifully presented period home of considerable charm and character, offering versatile five-bedroom accommodation, exceptional outdoor space and an enviable village location.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Not actual position of the Garage

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