



**Toll Cottage, 1A Main Street, Greetham, Rutland, LE15 7NJ**  
**Asking Price £205,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

**Toll Cottage, 1A Main Street, Greetham, Rutland, LE15 7NJ**

**Tenure: Freehold**

**Council Tax Band: (Rutland County Council)**



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### DESCRIPTION

Attractive detached bungalow with off-road parking and low-maintenance garden situated on the edge of a picturesque, well regarded Rutland village.

Toll Cottage was constructed in 2016 and offers characterful, barn conversion style accommodation which benefits from gas central heating and full double glazing, The interior briefly comprises open-plan Living Room & Kitchen with full height apex ceiling, a double Bedroom, well designed, contemporary Shower Room and a feature Mezzanine.

The original barn was the toll building for the village where farmers bringing animals, etc. into the village used to pay their fees. There is an original wall fixing in the bedroom where animals were tied up whilst toll fees were being paid.

Please note this property is currently let and vacant possession cannot be obtained before June 2026

### ACCOMMODATION

#### GROUND FLOOR

Timber entrance door leads to:

#### Sitting Room 3.40m x 5.05m (11'2" x 16'7")

Feature cast iron log-burning stove set on stone hearth, full height apex ceiling with exposed roof trusses, oak floor, exposed stonework to one wall, radiator, wall light point, window to front elevation, timber steps leading up to Mezzanine.

#### Kitchen Area 3.10m x 1.68m (10'2" x 5'6")

Modern fitted units incorporating timber effect work surfaces with tiled splashbacks, inset single drainer sink, white fronted base cupboard and drawer units and matching eye level wall cupboards.

Integrated electric double oven and 4-ring ceramic hob with extractor above, inset fridge-freezer, undercounter space and plumbing for washing machine, wall mounted Ideal gas fired central heating boiler.

Oak floor, radiator, recessed ceiling spotlights.

#### Bedroom 3.35m x 4.24m (11'0" x 13'11")

Radiator, exposed stonework to one wall, roof access hatch, window to front elevation.

#### Shower Room 1.63m max x 2.62m max (5'4" max x 8'7" max)

White suite comprising concealed cistern WC, vanity hand basin with cupboards beneath and large shower

enclosure with deluge shower and tiled surround.

Upright radiator, oak floor, recessed ceiling spotlights, window to front elevation.

#### Mezzanine 2.36m x 3.40m (7'9" x 11'2")

Accessed via open-tread timber steps off Sitting Room.

### OUTSIDE

#### Garden & Parking

To the front of the property there is a hard-landscaped area of garden and vehicular hard standing bounded by panelled fencing, conifer hedging and picket fencing with traditional five-bar timber gate.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
EE - good outdoor  
O2 - variable outdoor  
Three - variable outdoor

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Vodafone - good outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### **GREETHAM**

Greetham is a pleasant Rutland village, parts of which form a Conservation Area. It lies about 6.5 miles to the north-east of Oakham and 2 miles to the west of the A1 Great North Road.

Within the village there are two public houses, a modern and well-used community centre with bowls club and a football club. The local Exton and Greetham C of E Primary School is well regarded. Free transport is afforded to its pupils.

Other facilities are available in the surrounding district and these include schools in Cottesmore and Oakham, doctors' surgeries in Empingham, Exton, Market Overton and Oakham, dentists, chiropodist, library etc., in Oakham where there is also a good range of shops. For commuters, with the A1 so close one can commute both north to Grantham and south to Peterborough where there are frequent train services to London, Kings Cross.

### **COUNCIL TAX**

Band TBC

Rutland County Council, Oakham 01572-722577

### **INDEPENDENT MORTGAGE ADVICE**

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### **N.B.**

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### **VIEWING**

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

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### **DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray

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has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

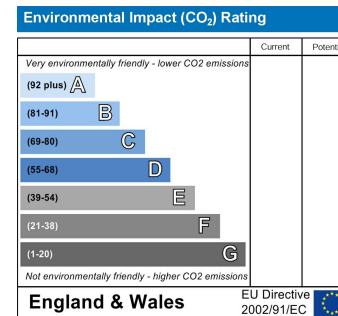
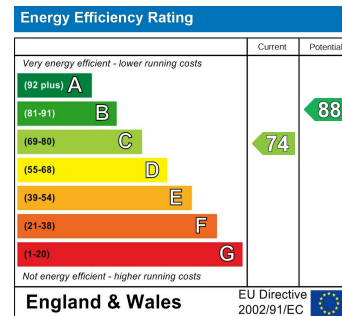
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



**Oakham**  
 5 Market Street  
 Oakham  
 Rutland LE15 6DY  
 Tel: 01572 755555  
 Letting Centre: 01572 755513  
 oakham@murray.co.uk

**Stamford**  
 Sales Enquiries  
 01780 766604  
 Lettings Enquiries  
 01572 755513  
 stamford@murray.co.uk

**Uppingham**  
 18 High Street East  
 Uppingham  
 Rutland LE15 9PZ  
 Tel: 01572 822587  
 Letting Centre: 01572 822587  
 uppingham@murray.co.uk



