



29 Main Street, Cottesmore

In Excess of £550,000

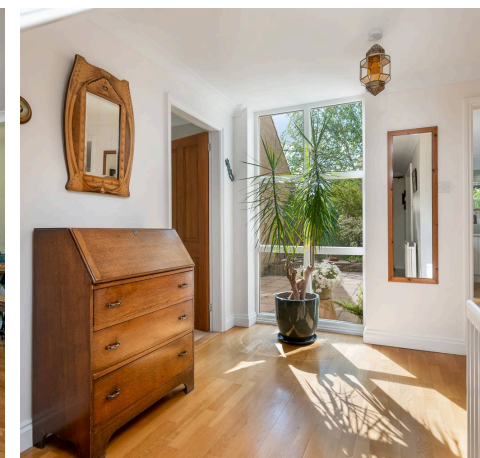
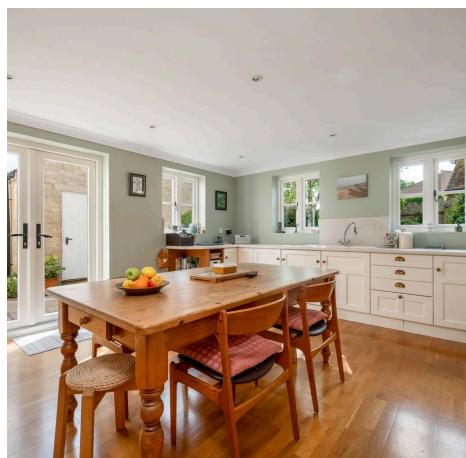
 **NEWTON FALLOWELL**

## 29 Main Street

Cottesmore, Oakham

### Features

- Stone Built Family Home In Popular Rutland Village
- Four Excellent Bedrooms With En-Suite To Master
- Presented With No Onward Chain
- Individual Design With Unique Character Features
- Light, Open & Spacious Reception Rooms
- South / East Facing Garden With Direct Access from Living Room
- Large Kitchen / Breakfast Room, Ideal For Family Living
- Off-Street Parking & Double Garage
- Convenient Village Position With Proximity To Local Amenities





This beautifully presented four-bedroom detached house offers an exceptional opportunity to acquire a stone-built family home in Cottesmore, one of Rutland's most sought-after villages. It is offered to the market with no onward chain and represents a great opportunity for buyers seeking a spacious home in a well-connected village setting, with excellent amenities and countryside surroundings.

Individually designed to combine unique character features with modern comforts, this property boasts an impressive sense of space and light throughout. The entrance hall leads into two generously sized reception rooms, including a triple-aspect living room with direct access to the south and east-facing garden, creating a seamless flow between indoor and outdoor living. The spacious kitchen / breakfast room is perfectly suited for family life, with ample storage and workspace for culinary enthusiasts. The property also has practical advantages through the facility of an utility room and downstairs w/c.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family.

The master bedroom benefits from an en-suite shower room, while the additional bedrooms are served by a generous family bathroom. Excellent flow, thoughtful detailing, and a neutral palette enhance the home's inviting atmosphere. Additional features include gas central heating, double glazing throughout, and excellent storage options.



Outside, the property enjoys a private, landscaped garden that is predominantly south and east facing, ensuring plenty of natural light and a pleasant outlook for much of the day. The garden is directly accessible from the living room and kitchen, making it ideal for entertaining, family gatherings, or simply relaxing in a tranquil setting. Well-maintained lawns, mature planting, and a paved terrace offer a variety of spaces for outdoor dining and recreation. To the rear, a generous driveway provides off-street parking for two vehicles and leads to a double garage, offering further convenience for families or those with multiple cars. The property's position within the village allows for easy access to local amenities, including shops, schools, and public transport links, all within a short walk or drive. This is a rare opportunity to enjoy village living with the added benefits of a thoughtfully designed home and attractive outdoor space. Early viewing is highly recommended.





**Entrance Hall**

17' 11" x 6' 3" (5.47m x 1.91m)

**Living Room**

17' 11" x 12' 7" (5.46m x 3.84m)

**Dining Room**

14' 6" x 12' 4" (4.43m x 3.76m)

**Ground Floor WC**

5' 2" x 4' 8" (1.58m x 1.43m)

**Kitchen/Breakfast Room**

14' 10" x 14' 6" (4.53m x 4.42m)

**Utility Room**

5' 11" x 5' 3" (1.80m x 1.59m)

**Bedroom One**

14' 10" x 14' 6" (4.52m x 4.42m)

**En-Suite**

6' 0" x 5' 2" (1.83m x 1.58m)

**Bedroom Two**

12' 7" x 10' 2" (3.83m x 3.10m)

**Bedroom Three**

12' 4" x 10' 3" (3.75m x 3.12m)

**Bedroom Four / Study**

12' 4" x 10' 7" (3.76m x 3.22m)

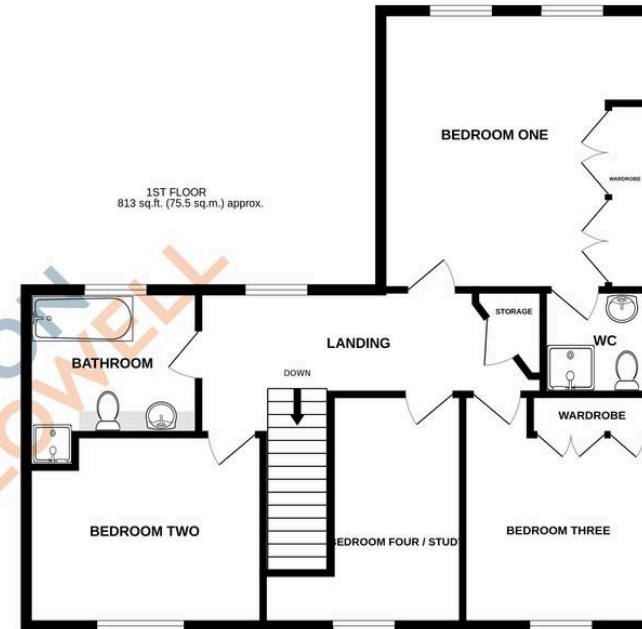
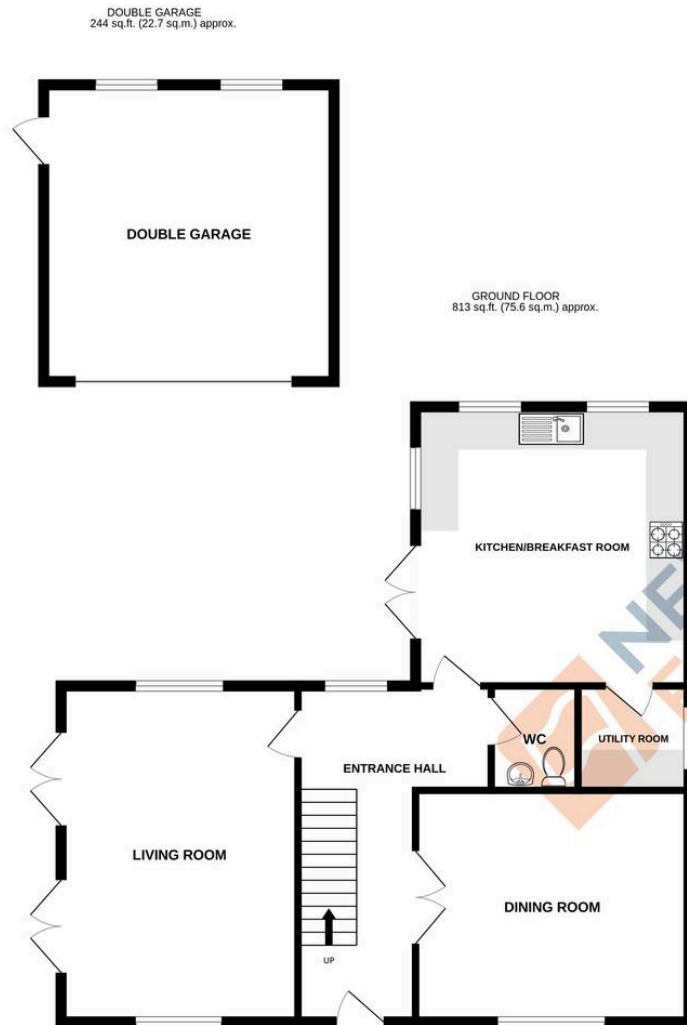
**Bathroom**

9' 1" x 7' 5" (2.78m x 2.25m)

**Double Garage**

15' 9" x 15' 6" (4.81m x 4.72m)





MAIN STREET, COTTESMORE - LE15 7DH

TOTAL FLOOR AREA : 1871 sq.ft. (173.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Newton Fallowell - Oakham

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