



**17 High Street, Morcott, Rutland, LE15 9DN**  
**Guide Price £595,000**



Chartered Surveyors & Estate Agents

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**17 High Street, Morcott, Rutland, LE15 9DN**  
**Tenure: Freehold**  
**Council Tax Band: G (Rutland County Council)**



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A much-loved family home for over 40 years, this five-bedroom Grade II listed former farmhouse dates back to 1686 and offers a wealth of period charm.

**\*\* 4 Reception Rooms \* 5 Large Double Bedrooms & Loft Room \* Bathroom \* Garage & Off-road Parking \* Charming, Private Gardens \*\***

Early viewing is highly recommended.



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A rare and compelling opportunity to acquire a characterful former farmhouse, complete with garage, off-road parking, an original barn and a beautifully established plant-lover's garden, offering extensive family accommodation in the heart of one of Rutland's most sought-after villages.

No. 17 High Street, Morcott is an attractive semi-detached period home, constructed of coursed rubble stone beneath a Collyweston-tiled roof with ashlar quoins. Dating back to the 17th century, the property has been extended over time, predominantly during the Victorian era. Internally, the house retains a wealth of original features, including multiple fireplaces (one forming an impressive inglenook), exposed stonework, ceiling beams, window seats, ledge-and-brace doors and traditional flagstone and quarry tile flooring.

The property has been lovingly maintained, having remained within the same family for 40 years. The accommodation is arranged over three generous storeys and benefits from mains gas central heating supplemented by electric storage heaters, along with period single-glazed windows. The layout may be summarised as follows:

**GROUND FLOOR:** Entrance Hall with access to a useful Cellar, Sitting Room, Living Room, Kitchen, Dining Room, Garden Room, Rear Porch and Utility Room;

**FIRST FLOOR:** Three well-proportioned Double Bedrooms and Family Bathroom;

**SECOND FLOOR:** Two further large Double Bedrooms and Loft Room.

**OUTSIDE:** The property is approached via the front entrance and also from the side, where a wide shared driveway runs alongside the low stone wall forming the rear garden boundary. A traditional wicket gate provides pedestrian access to the garden. Further along the driveway is vehicular access to the property's private, covered off-road parking and detached single garage, situated at the upper end of the rear garden.

The delightful and mature rear garden is a particular highlight, offering a peaceful haven with secluded seating areas and an exceptional variety of shrubs, bushes and specimen plants, ideal for keen gardeners and those seeking tranquillity.

Within the garden stands the original farmhouse barn with an adjoining store, presenting excellent potential for conversion or alternative use, subject to the necessary planning consents.

### ACCOMMODATION

#### GROUND FLOOR

**Entrance Hall 5.08m x 1.09m (16'8" x 3'7")**

Main entrance door, radiator, quarry tiled floor, stairs

leading to first floor, door giving access to stairs down to Cellar.

**Sitting Room 3.91m x 4.19m (12'10" x 13'9")**

Well-proportioned reception room featuring Victorian open fireplace with ornate tiled inset, matching hearth and marble surround, fitted alcove bookshelves to either side of the fireplace, original flagstone floor, exposed ceiling beam, understairs storage cupboard, radiator, wall-light points and window to front with window seat.

**Living Room 5.08m max x 4.09m (16'8" max x 13'5")**

Elegant, dual-aspect reception room of good size dominated by open fireplace\* housing cast-iron dog grate set on raised York stone hearth within stone surround which incorporates a heavy oak lintel and adjoining display plinths to either side, exposed ceiling beam with spotlighting, two radiators, window to front with window seat and further small window to side.

\*The fireplace empties into the Cellar below.

**Kitchen 4.04m x 2.41m max (13'3" x 7'11" max)**

Fitted units comprising wooden work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards with ambient lighting beneath.

Space and point for slot-in gas cooker with Zanussi extractor above, undercounter space and plumbing

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for slimline dishwasher, space for upright fridge-freezer.

Tiled splashbacks, recessed ceiling spotlights, window to rear.

### **Dining Room 6.58m max x 4.39m (21'7" max x 14'5")**

Generous reception room featuring beautiful Inglenook fireplace with stone surround, display niches and oak bressumer beam above housing log-burning stove set on stone hearth, quarry tiled floor, exposed stonework to part of walls, ceiling beams, two radiators, recessed ceiling spotlights, window to side, door to Garden Room and opening to Kitchen with heavy timber lintel above.

### **Garden Room 1.96m x 2.92m (6'5" x 9'7")**

Cosy room with radiator, quarry tiled floor, fitted wall shelving and glazed French doors with windows to either side opening to the courtyard area of rear garden.

### **Rear Porch**

Door to Utility Room, fitted coat hooks, original stable door with glazed inset giving access to rear garden.

### **Utility Room/WC 1.85m x 3.45m (6'1" x 11'4")**

Fitted sink unit with drawers and cupboards beneath, fitted worktop, space and plumbing for washing machine, wall-mounted Worcester gas central boiler, two piece suite of low-level WC and wall-mounted wash hand basin, quarry tiled floor, triple-aspect windows overlooking rear garden.

### **Cellar 4.88m x 3.61m (16'0" x 11'10")**

Accessed via steps down from Entrance Hall.

## **FIRST FLOOR**

### **Landing**

Built-in airing cupboard housing hot water cylinder, understairs storage cupboard, radiator, exposed ceiling beams, wall-light point, two windows overlooking rear garden, stairs with feature exposed stonework to wall leading to second-floor Bedroom Four, door to separate set of stairs leading up to second-floor Bedroom Five and Loft Room.

### **Bedroom One 4.90m x 4.11m (16'1" x 13'6")**

Built-in double wardrobe, fitted sink with storage under, radiator, dual-aspect windows to front (with window seat) and side.

### **Bedroom Two 3.23m x 4.47m (10'7" x 14'8")**

Understairs walk-in wardrobe, fitted sink with storage under, radiator, window to front with window seat.

### **Bedroom Three 4.06m max x 4.39m max (13'4" max x 14'5" max)**

Built-in double wardrobe, fitted sink with adjoining shelving, radiator, dual-aspect windows to side (with window seat) and rear with views over garden.

### **Bathroom 4.01m x 2.11m (13'2" x 6'11")**

Three-piece coloured suite comprising low-level WC, pedestal hand basin and panelled bath, separate corner shower cubicle with Bristan power shower, fully tiled splashbacks, fitted display shelving above

bath, radiator with towel rail, shaver point, recessed ceiling spotlights, extractor fan, three dual-aspect windows to side and rear.

## **SECOND FLOOR**

### **Bedroom Four 6.17m max x 3.48m (20'3" max x 11'5")**

Storage heater, exposed roof timbers, exposed stonework to gable end wall, recessed ceiling spotlights, dual-aspect windows to side and rear.

### **Bedroom Five 3.99m x 5.64m (13'1" x 18'6")**

Storage heater, exposed roof timbers, three dual-aspect to front and side, door to Loft Room.

### **Loft Room 3.89m x 3.71m (12'9" x 12'2")**

Exposed stonework to gable end wall, window to front.

## **OUTSIDE**

### **Garden**

Reflecting the pride and dedication of the owner, the garden has been thoughtfully developed over many years and offers a wealth of mature planting and year-round interest, forming an idyllic setting and a delightful sense of privacy and tranquillity.

The garden has been arranged to include a stone paved patio area immediately to the rear of the property with steps leading down to a lawn with deep borders stocked with an array of specimen shrubs, bushes and plants. The stone paved pathway

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continues to a further patio area, past the greenhouse, detached single Garage and a covered area of off-street parking before leading back through the original Farmhouse Barn to a small courtyard garden (which is accessed from the house via French doors off the Garden Room).

### Detached Barn

Single-storey construction of local stone offering excellent potential for converting to a separate Office, Annexe or Studio, STPP. The current layout of the barn is as follows:

### Barn Area 5.54m max x 3.91m (18'2" max x 12'10")

Open doorways to both sides, internal door leading to Store Room.

### Store Room 1.88m x 2.46m (6'2" x 8'1")

Dual-aspect windows overlooking gardens.

### Attached Store 1.60m x 1.52m (5'3" x 5'0")

Open doorway to rear, door and window to garden.

### Detached Single Garage 2.74m x 5.87m (9'0" x 19'3")

With up-and-over door and window to rear garden.

### SERVICES

Mains electricity

Mains water supply

Mains sewerage

Main heating: Mains gas and electric storage heaters

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

EE - good outdoor and in-home

O2 - variable outdoor

Three - good outdoor

Vodafone - variable 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.

### MORCOTT

Morcott is a charming village, many parts of which form a Conservation Area.

Within the village there are a number of charming stone properties together with facilities which include a church and petrol station with local convenience store and car garage for servicing and MOT. Other amenities are available in the adjoining towns of Uppingham, Oakham and Stamford.

For commuters it is within easy travelling distance of a number of centres including Stamford, Oakham, Uppingham, Peterborough, Leicester, Corby and Kettering. From Peterborough and Kettering there are good train services to London.

Education in the area is good, with a number of local authority schools that have good Ofsted reports. In

addition, there are some fine private schools in Oakham, Uppingham and Stamford catering for children of most ages.

In Rutland there are a number of sporting facilities including cricket, golf, rugby football, tennis, bowls, football, etc. and in addition there is Rutland Water where one can enjoy a number of leisure pursuits including sailing, windsurfing and fishing.

### COUNCIL TAX

Band G

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

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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.

**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

**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 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.

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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.

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**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.

















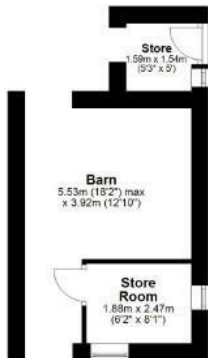




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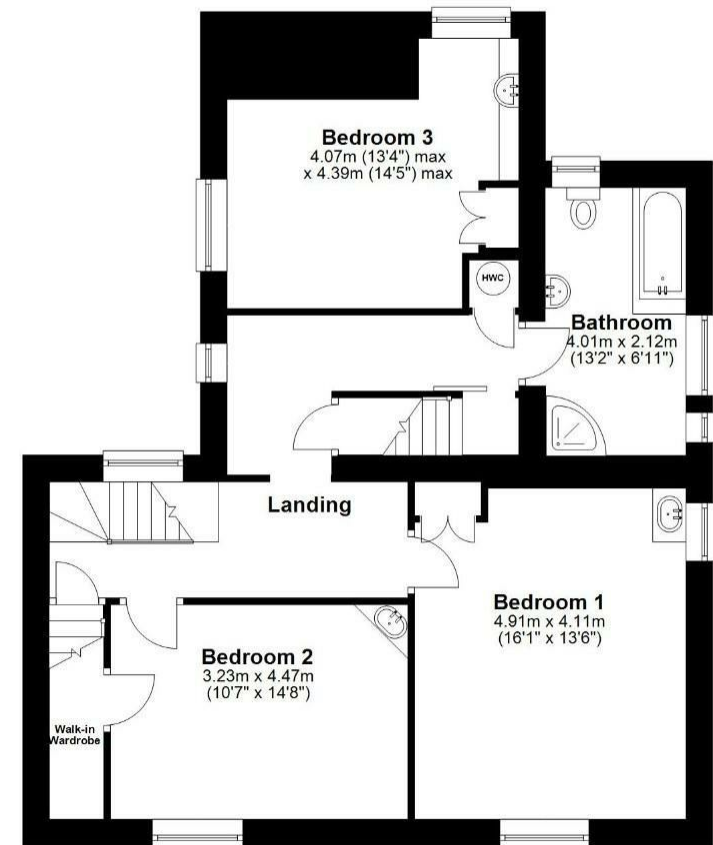
### Ground Floor

Approx. 144.3 sq. metres (1553.7 sq. feet)



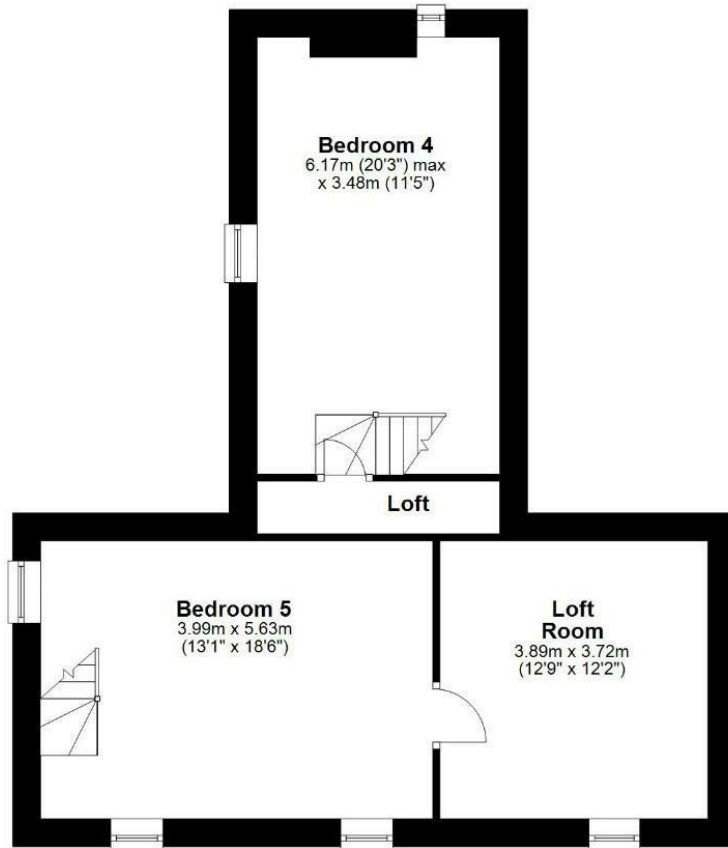
### First Floor

Approx. 89.2 sq. metres (959.6 sq. feet)



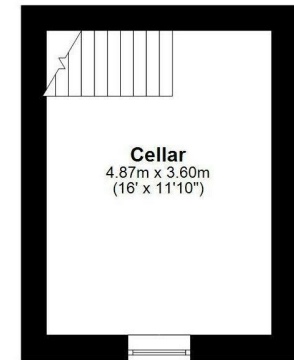
### Second Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



### Basement

Approx. 17.5 sq. metres (188.8 sq. feet)



Total area: approx. 309.8 sq. metres (3334.6 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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