



1 Fydell Row, Morcott, Rutland, LE15 9DJ

Three-bedroom semi-detached stone-built cottage



SUMMARY

Being the original Gilson's Almshouses constructed by Samuel Fydell, No 1 Fydell Row offer a unique opportunity to acquire a characterful stone-built cottage in the much sought after village of Morcott.

ACCOMODATION

This attractive stone-built home offers flexible living space extending to approximately 91 sqm (983 sq ft) and two storeys.

The ground floor comprises a reception room with feature fireplace, a kitchen with fitted unit and rear windows, a utility room for laundry and storage and family bathroom.

The first-floor comprises three bedrooms and a smaller fourth room which would function well as a study.

Externally, the property features a private garden and outbuildings extending to approximately 17 sqm (184 sq ft).

PARKING

The property benefits from the use of a large shared private car park to the rear of the cottages, with sufficient space for two vehicles.

LOCATION

The property is located in the attractive village of Morcott, nestled in the heart of Rutland's rolling countryside. This peaceful rural community enjoys a strong sense of character, with traditional stone cottages and scenic surroundings. Morcott is well-positioned for access to an excellent range of amenities in nearby Uppingham (4 miles), Oakham (7 miles), and Stamford (9 miles), all offering boutique shops, cafes, supermarkets, and well-regarded private and state schools.

The A47 and A1 are easily accessible, providing direct links to Peterborough, Leicester, and Cambridge, as well as rail connections to London from nearby stations. The area is also renowned for its beautiful walking and cycling routes, with Rutland Water and its outdoor leisure facilities just a short drive away.

DIRECTIONS

From the A47, turn onto the A6121 and immediately turn left into Morcott village onto High Street. Proceed through the village, and take the left hand turn where High Street turns into Wing Road. Fydell Row is situated immediately on the right-hand side with parking at the rear.



METHOD OF SALE

Offers are invited via the Private Treaty method of sale with rights reserved to conclude marketing through an informal tender process.

LOCAL AUTHORITY

Rutland County Council,
Catmose Street,
Oakham,
LE15 6HP

COUNCIL TAX BAND

1 Fydell Row - D

SERVICES

Mains water and electric. Gas central heating
Mains drainage.

VIEWINGS

Viewings should be arranged by prior appointment with the selling agents, Ceres Property LLP.

CONTACT

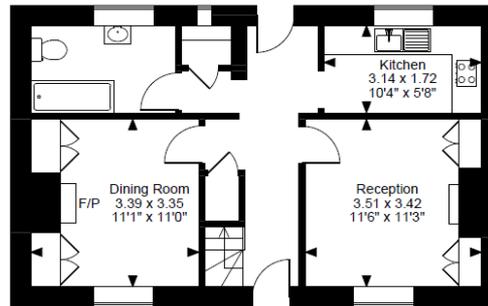
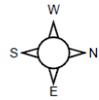
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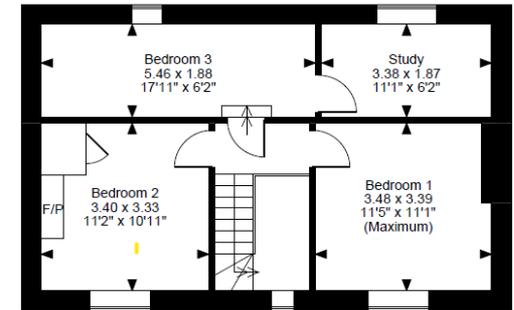
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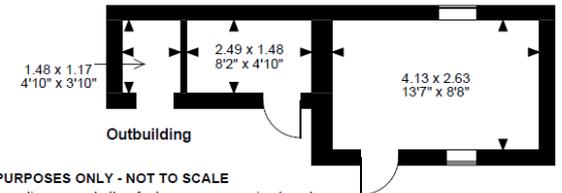
Fydell Row, Morcott, Oakham, Rutland
Approximate Gross Internal Area
Main House = 983 Sq Ft/91 Sq M
Outbuilding = 184 Sq Ft/17 Sq M
Total = 1167 Sq Ft/108 Sq M



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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