

Stone Cottage, 32 Main Road, Barleythorpe, Rutland, LE15 7EE

Offers In Excess Of £235,000

MURRAY

Chartered Surveyors & Estate Agents

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Stone Cottage, 32 Main Road, Barleythorpe, Rutland, LE15 7EE
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION

Charming middle-terrace cottage with private courtyard offering character accommodation in a desirable village just a mile and a half from Oakham town centre and its amenities.

The property is built from iron stone and provides tastefully presented accommodation with beamed ceilings and ledge-and-brace internal doors, among other character features.

Benefiting from gas central heating and full double glazing, the interior briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Dining Room, Kitchen, Pantry, Bathroom with claw-foot bath; FIRST FLOOR: two Double Bedrooms.

The property is available with NO CHAIN.

ACCOMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door with glazed inset, radiator, ornate tiled floor, understairs storage cupboard with fitted shelf, built-in seat with storage beneath, window to Dining Room, door to Sitting Room.

Sitting Room 3.68m x 3.10m (12'1" x 10'2")

Radiator, ceiling beams, wall-light points, window to front, doorway with timber linter above to Kitchen.

Kitchen 1.93m x 3.78m (6'4" x 12'5")

Attractive fitted modern units incorporating woodblock worktop with metro tiles to splashback, inset single stainless steel sink with mixer tap, cupboards and drawers beneath, a further woodblock worktop with drawers and space with plumbing for dishwasher/washing machine beneath and wall-mounted, glass-fronted display cabinet above.

Included in the sale is Belling gas cooker with electric double oven.

Radiator, quarry tiled floor, exposed ceiling beams, radiator, access to Rear Hall, window and external composite, half-glazed stable door to rear courtyard.

Rear Hall

Quarry tiled floor, access to Pantry, doors to Dining Room and Bathroom.

Pantry 1.98m x 0.91m (6'6" x 3'0")

Space and power for appliances.

Dining Room 3.68m x 3.78m max (12'1" x 12'5" max)

Decorative fireplace recess with painted timber lintel above, fitted alcove display shelving to either side of fireplace recess, radiator, beamed ceiling, wall-light point, access to stairs leading to first floor, window to front.

Bathroom 2.77m x 1.88m (9'1" x 6'2")

Equipped with low-level WC, pedestal hand basin with tiled splashback and roll-top, claw-foot bath with mixer tap and shower attachment. Column radiator with towel rail, tiled floor, built-in cupboard housing Worcester gas central heating boiler, window to rear.

FIRST FLOOR

Landing

Window to front.

Bedroom One 3.68m x 3.43m incl wardrobe (12'1" x 11'3" incl wardrobe)

Built-in double airing cupboard housing hot water cylinder and fitted shelving, built-in wardrobe space, radiator, picture rail, window (with window seat) to front.

Bedroom Two 3.68m x 3.10m (12'1" x 10'2")

Built-in over-stairs storage cupboard with shelving, radiator, window to front.

OUTSIDE

Courtyard Garden

To the rear of the property there is a private courtyard garden with outside lighting enjoying a southerly aspect. The courtyard is paved for ease of maintenance and has a gated side access.

Included in the sale is a timber garden shed.

Parking

On-street parking (no permit required).

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SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford. In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15 minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

The area has a good selection of well-regarded independent and state schools.

COUNCIL TAX

Band C
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.

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.

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.






















Life's a beach

















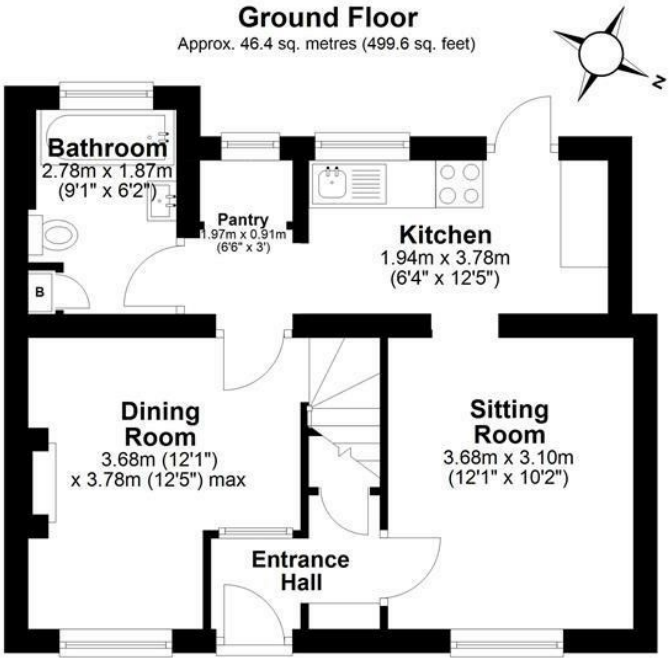


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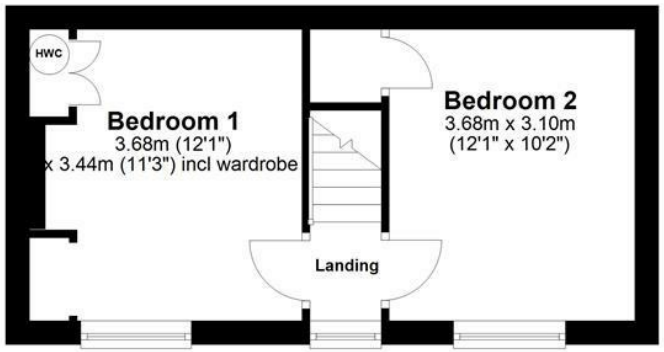
Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 74.5 sq. metres (802.2 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.

