



**Riverside Cottage Rectory Lane, Bottesford,  
Leicestershire, NG13 0DA**

**£625,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Part Attached Period Cottage
- Tastefully Renovated Throughout
- Generous Principal Suite
- Utility & Ground Floor Cloak Room
- Off Road Parking
- Significantly Extended & Reconfigured
- Impressive Open Plan Living Kitchen
- Ensuite & Main Bathroom
- Delightful Established Gardens
- Viewing Highly Recommended

A wonderful opportunity to purchase a truly stunning archetypal detached period cottage occupying a picturesque setting close to the pretty village church with an aspect across to the River Devon to the front.

The property boasts considerable character as well as a versatile layout which has been sympathetically extended and reconfigured over recent years to provide an excellent level of internal accommodation perfect for families.

The property has been tastefully renovated to enhance the its character with beautiful bespoke oak internal doors, exposed beams and internal brickwork, particularly to the main living room with offers an attractive fireplace with inset stove. The heart of the home is its wonderful open plan L shaped living/dining kitchen providing a vast space with a stunning oak framed addition on the rear with a vaulted ceiling and an attractive aspect into the rear garden. A further reception area provides a useful study or playroom tucked away from the main house making it ideal for home working, with adjacent cloak room and useful utility. To the first floor there are four bedrooms, including an impressive principal suite with ensuite and walk in wardrobes, and separate family bathroom.

In addition the property occupies a delightful established plot on a slightly elevated position with wonderful views to the front, ample off road parking and an attractive walled cottage garden. To the rear of the property is a private enclosed garden, generous by modern standards, which looks across to the impressive church spire, creating a unique backdrop.

Overall this is a wonderful, well thought and interesting individual period home which has undergone a significant programme of improvements, all located within walking distance of the heart of this highly regarded and well served Vale of Belvoir village. Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **BOTTESFORD**

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

A TIMBER COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENCLOSED PORCH**

5'9" x 2'7" (1.75m x 0.79m)

A useful additional enclosed storm porch with cloaks hanging area, slate tiled floor, electric heater and a further traditional door leading through into:

### **MAIN SITTING ROOM**

24'6" x 11'2" (7.47m x 3.40m)

A well proportioned space which offers a considerable level of character with heavily beamed ceiling, two exposed chimney breasts one of which being a live fireplace with inset solid fuel stove and shelved alcove to the side; spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath, two multi paned windows with delightful aspect across to the River Devon at the front and a further cottage latch door leading to:

### **OPEN PLAN LIVING/DINING KITCHEN**

22'10" x 21'10" max (6.96m x 6.65m max)

A well proportioned open plan L shaped living/entertaining space which will undoubtedly become the heart of the home; large enough to accommodate both a living and dining area with a superb garden room at the rear; having plumbed underfloor heating and exposed timbers creating a fantastic focal point with a pleasant aspect out into the rear garden. The initial kitchen area is fitted with a range of Shaker style base units with brush metal fittings and two runs of laminate preparation surfaces and integral breakfast bar providing informal dining; inset sink and drain unit with swan neck mixer tap; integrated dishwasher, space for free standing fridge freezer and Belling range with seven ring gas hob and ovens beneath, tiled splash backs and chimney hood over; tiled floor. The garden room has a vaulted ceiling with exposed timbers and French doors leading out into the garden.

Leading off the kitchen a further door leads through into:

### **UTILITY/INNER HALLWAY**

13'9" x 4'8" max (4.19m x 1.42m max)

Having continuation of the tiled floor, built in wall, base and drawer units with work surface over, plumbing for washing machine, window to the rear and further doors leading to:

### **STUDY/PLAY ROOM**

10'9" x 10'7" (3.28m x 3.23m)

A versatile reception currently utilised as a play room but would make a perfect home office, additional snug or potentially a ground floor bedroom; having an attractive aspect across to the River Devon at the front.

### **GROUND FLOOR CLOAK ROOM**

6'7" x 3'3" (2.01m x 0.99m)

Having a two piece suite comprising close coupled WC with concealed cistern and pedestal washbasin with chrome mixer tap and tongue and groove effect panelled splash backs; oak vanity surface, continuation of the tiled floor and multi paned window.

RETURNING TO THE MAIN SITTING ROOM A SPINDLE BALUSTRADE STAIRCASE RISES TO:

## FIRST FLOOR LANDING

23'5" x 2'8" (excluding storage) (7.14m x 0.81m (excluding storage))

Having a good level of integrated storage with built in shelved cupboards, access to loft space above and further doors leading to:

## PRINCIPAL SUITE

A fantastic principal suite comprising a generous double bedroom with a vaulted ceiling with exposed king post and truss, ensuite facilities and walk in wardrobe.

## PRINCIPAL BEDROOM

13'7" x 14'2" (4.14m x 4.32m)

Having a pleasant aspect into the rear garden.

## WALK IN WARDROBE

6'11" x 4'6" (2.11m x 1.37m)

Having fitted hanging rail, storage shelves, pitched ceiling and inset downlighters.

## ENSUITE SHOWER ROOM

9'4" x 6'9" (2.84m x 2.06m)

Having a contemporary suite comprising shower wet area with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with elliptical washbasin, mixer tap and tiled splash backs; dual fuel towel radiator, electric underfloor heating, exposed oak truss and multi paned window to the front.

## BEDROOM 2

12' x 11'3" (3.66m x 3.43m)

A well proportioned double bedroom with a wonderful aspect to the front; chimney breast with shelved alcove to the side and multi paned window.

## BEDROOM 3

14' x 7'3" (4.27m x 2.21m)

A double bedroom having aspect into the rear garden; multi paned window.

## BEDROOM 4

11'4" max x 12' max into alcove (3.45m max x 3.66m max into alcove)

A versatile room which could potentially accommodate a double bed but makes a generous single; having attractive aspect to the front.

## MAIN BATHROOM

9' x 7'6" (2.74m x 2.29m)

Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer with independent handset over and glass screen, close coupled WC and vanity unit with inset washbasin, chrome mixer tap and tiled splash backs; traditional column radiator and multi paned window to the rear.

## EXTERIOR

The property occupies a fantastic idyllic location close to the heart of the village, positioned within the conservation area adjacent to the pretty St Mary's church with wonderful views across to the church spire. The cottage is located on a slightly elevated plot with an aspect across to the River Devon, set back behind a walled frontage beyond which lies an established well maintained cottage style garden partly lawned with inset trees and shrubs and an open gateway which leads onto a driveway providing off road car standing for two vehicles. At the foot of the driveway is a double ledge and brace door giving access into a workshop/small garage space which would be suitable for motor bikes and an EV charging point. The rear garden is a delightful feature to the property providing a good degree of privacy and a wonderful aspect across to the village church spire; having an initial stone chipping seating area with sleeper edged borders and steps leading up onto a central lawn, well stocked perimeter borders and ornamental pond. To the foot of the garden a raised terrace provides a wonderful outdoor seating area linking into a useful timber summer house at the foot.

## WORKSHOP/SMALL GARAGE

97" x 8'11" (2.92m x 2.72m)

Having fitted wall and base units with work surface over, additional ledge and brace courtesy door into the garden.

## TIMBER SUMMER HOUSE

12'10" x 9'9" (3.91m x 2.97m)

Providing storage, workshop space or a possible outdoor reception.

## COUNCIL TAX BAND

Melton Borough Council - Band B

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property lies close to the River Devon although the river does flood, we understand the property hasn't been flooded as it sits on an elevated position.

The property lies within the village conservation area and close to the Grade I listed St Mary's church. We understand there is a policy in place for chancel liability.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>













Floorplan to follow



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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC 		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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