



Buttercross Cottage  
Main Street | Barrow | Rutland | LE15

# KEY FEATURES

- *An 18th Century Non-Listed Characterful Thatched Cottage*
- *Situated in the Heart of The Conservation Village of Barrow*
- *Reception Room, Dining Room, Kitchen, Bedroom and Bathroom*
- *Self-Contained One-Bedroom Annex, Ideal for Holiday Let or Airbnb*
- *Enclosed and Private Low Maintenance Cottage Garden*
- *Off-Road Parking for Two Cars*
- *The Cottage and Annex Combined Total Floor Area Extends to Approx. 1709 Sq.Ft.*



Dating from the 18th century, Buttercross Cottage is a quaint thatched residence, that perfectly combines character and charm. Beautifully positioned at the heart of the peaceful Rutland village of Barrow, it occupies an elevated corner plot where the lane gently divides around the historic Buttercross. The cottage enjoys a wonderfully open yet surprisingly private setting, making it a natural focal point within this idyllic rural hamlet.

Constructed from warm, honey-coloured local stone, the property effortlessly blends historic character with modern comfort, offering a light-filled and versatile living environment suited to a variety of lifestyles.

Stepping inside, the sense of character is immediate. The welcoming entrance hall, with its contoured ceiling, exposed stonework and York stone flooring, sets the tone for the accommodation beyond. The principal living space is both elegant and inviting, featuring original oak beams, generous ceiling height and a striking inglenook fireplace, creating a wonderful focal point for everyday living. From here, the home flows naturally into a bright and airy dining area, where large glazed doors open onto the garden, allowing for seamless indoor-outdoor living.





The kitchen has been beautifully crafted with bespoke solid oak cabinetry and distinctive blue stone work surfaces, complemented by hand-painted tiles that add a unique and artistic touch. Designed with both practicality and style in mind, it is well-equipped with integrated appliances and offers a warm, sociable space at the heart of the home.

Upstairs, the principal bedroom spans the length of the original cottage, enjoying dual aspects over the village and an abundance of natural light. Fitted storage is thoughtfully incorporated, while the accompanying bathroom is featuring a classic white suite and charming decorative tiling.

A particular highlight of Buttercross Cottage is the substantial, self-contained annexe, designed to complement the main house in style. Offering its own living space, bedroom and bathroom, it provides exceptional flexibility — ideal for guests, multi-generational living, a home office, or potential income as a holiday let, Airbnb or long-term let.

Outside, the south-facing garden is a serene and private retreat, enclosed by charming stone and

rendered walls and framed by mature trees and planting. Carefully designed, it combines areas of lawn and gravel with a flagstone terrace positioned between the main house and the annexe, creating a perfect space for relaxation and outdoor entertaining. The garden also offers scope for further landscaping or personal touches. Off-road parking is available for two vehicles, along with additional gated hardstanding.

Despite its tranquil setting, Barrow is well placed for access to nearby amenities, with the villages of Cottesmore and Market Overton close by, and the popular market towns of Oakham and Stamford within easy reach. Excellent schooling, both state and private, is available in the surrounding area, while Rutland Water and the wider countryside offer an abundance of leisure opportunities. Convenient transport links, including the A1 and mainline rail services from Peterborough, ensure connectivity to London and beyond.

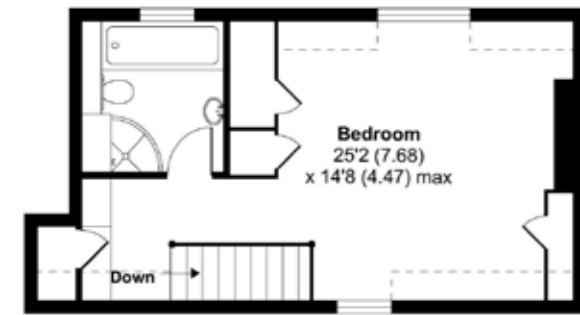
Buttercross Cottage is a rare opportunity to acquire a home of genuine character and charm, set within one of Rutland's most picturesque village settings.



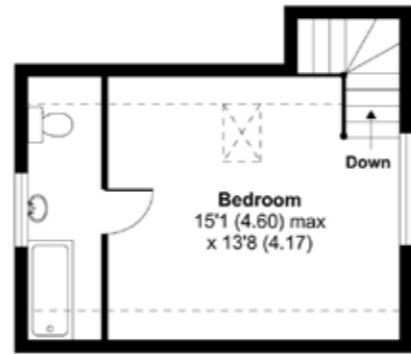


# ANNEX

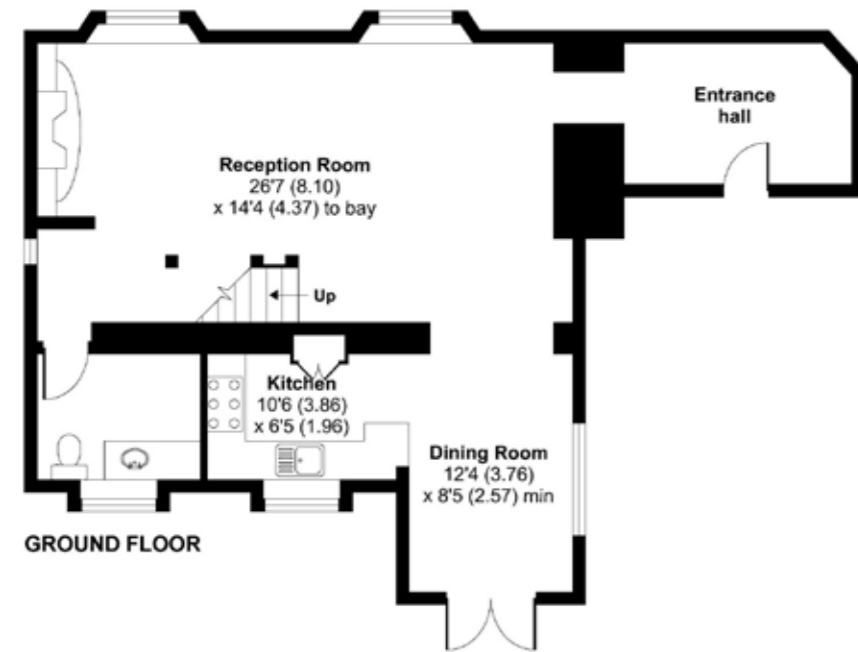




FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR

**MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ.FT. / 98.96 SQM**  
**ANNEX APPROX. GROSS INTERNAL FLOOR AREA 643 SQ.FT. / 59.74 SQM**  
**TOTAL APPROX. FLOOR AREA (MAIN HOUSE & ANNEX) 1709 SQ.FT. / 158.7 SQM**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Fine & Country Homes and no guarantee as to their operating ability or their efficiency can be given.



**LOCAL AUTHORITY: Rutland County Council**

**SERVICES:** Mains Electricity, Water, Septic Tank and Gas Central Heating - 2 independent combi boilers for main cottage and annex.

**TENURE:** Freehold

**COUNCIL TAX BAND:**  
**Buttercross Cottage: D**  
**Annex at Buttercross Cottage: A**

**DISCLAIMER:**

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 the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Rutland Country Properties Ltd.  
 Registered in England and Wales No. 11897195  
 Registered Office: Staple House, 5 Eleanors Cross, Dunstable, Bedfordshire, England, LU6 1SU  
 Copyright © 2026 Fine & Country Ltd.

**Buttercross Cottage EPC**

**Annex EPC**



**Agents notes:**

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.





Fine & Country  
Tel: +44 (0) 1572 335 145  
stamford@fineandcountry.com  
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

