



25 The Nook, Whissendine, Oakham, LE15 7EZ

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Substantial Character Property In The Heart Of Whissendine
- Exceptionally Large Plot With Scope To Extend Or Develop (STPP)
- Main Cottage Plus Versatile Self-Contained Annexe
- Characterful Three Bedroom Main Residence
- Annexe Ideal For Guests, Extended Family Or Income Potential
- Expansive Grounds Offering Privacy & Flexibility
- Excellent Opportunity For Modernisation & Enhancement
- Village Location With Access To Oakham & Surrounding Towns
- EPC Rating D
- Freehold

£400,000





Set within the heart of the highly regarded village of Whissendine, this substantial and characterful property occupies an exceptionally generous plot, presenting a rare opportunity for buyers seeking space, flexibility and long-term potential. The scale of the plot is a defining feature of the home, offering significant scope to extend, remodel or further develop the property, subject to the necessary planning permissions. As such, it will appeal strongly to families, investors or purchasers with an eye for future enhancement.

The existing accommodation is currently arranged between the main cottage and a self-contained annexe. The ground floor of the main cottage comprises a main reception room, together with a fully functioning kitchen and shower room. These spaces provide a solid foundation and present an excellent opportunity for modernisation and re-specification to suit a buyer's individual taste. To the first floor of the main cottage, the accommodation offers three well-proportioned bedrooms and a convenient WC. Ample integrated storage is incorporated throughout the first floor, adding practicality while complementing the property's inherent charm and character.

Positioned to the rear of the property is the self-contained annexe, offering a high degree of versatility. The annexe comprises a bedroom, kitchen, shower room and a living area with direct access into the rear garden, making it ideal for extended family, guests or dependent relatives.

Externally, the scale of the plot truly sets the property apart. The expansive grounds provide generous outdoor space, with clear potential to extend the existing footprint, re-landscape or introduce additional outbuildings or garaging, subject to the relevant consents. The size and positioning of the plot afford both privacy and flexibility, rarely found within such a central village setting.

Conveniently located within easy reach of Whissendine's local amenities and offering excellent access to Oakham and surrounding market towns, this is a genuinely exciting opportunity to acquire a home that combines immediate accommodation with exceptional future potential. A property where land, location and layout come together to create a compelling canvas for enhancement and long-term value.





Room Measurements

Porch 1.84m x 1.18m (6'0" x 3'11")

Hallway 1.84m x 1.44m (6'0" x 4'8")

Lounge 5.07m x 4.75m (16'7" x 15'7")

Shower Room 3.52m x 2.74m (11'6" x 9'0")

Kitchen 4.65m x 2.58m (15'4" x 8'6")

Landing 2.99m x 2.02m (9'10" x 6'7")

Bedroom One 3.47m x 2.57m (11'5" x 8'5")

Bedroom Two 2.58m x 2.56m (8'6" x 8'5")

Bedroom Three 3.14m x 2.08m (10'4" x 6'10")

WC 1.3m x 0.99m (4'4" x 3'2")

Hallway (Annexe) 3.83m x 1.6m (12'7" x 5'2")

Bedroom (Annexe) 3.52m x 2.74m (11'6" x 9'0")

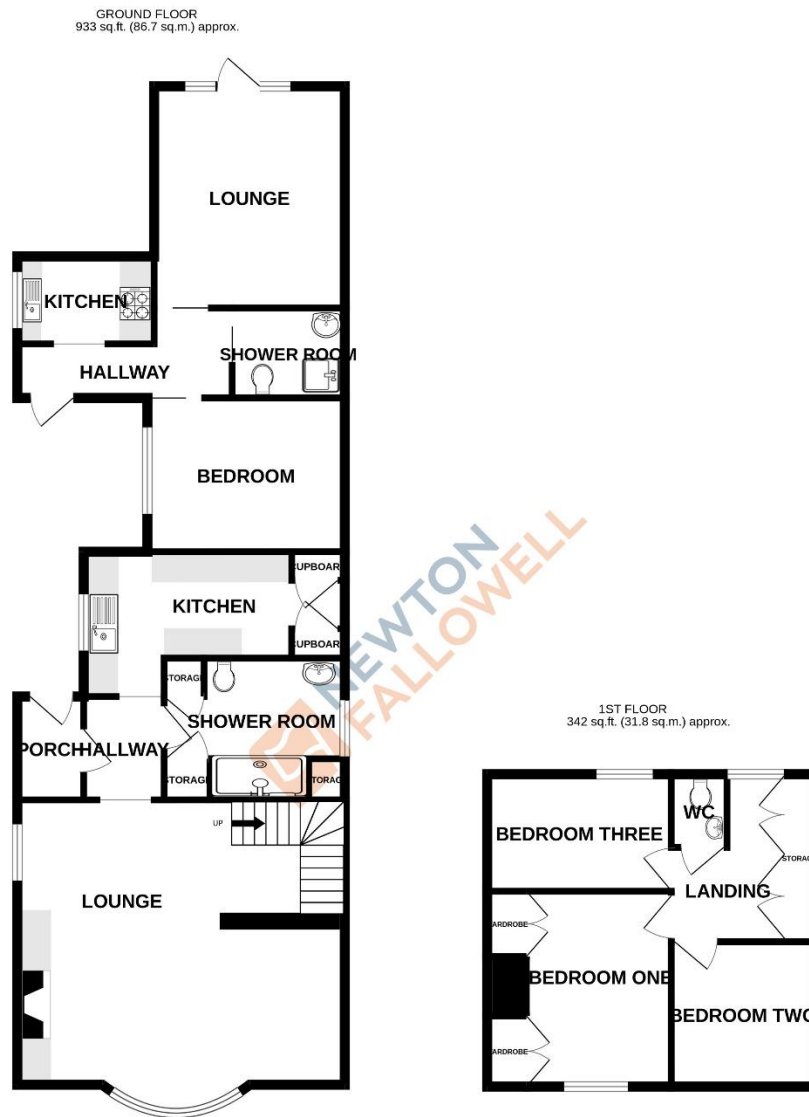
Shower Room (Annexe) 2.01m x 1.6m (6'7" x 5'2")

Lounge (Annexe) 3.95m x 3.4m (13'0" x 11'2")

Kitchen (Annexe) 2.26m x 1.56m (7'5" x 5'1")







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TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage, and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.