



Camphill Cottages, Little Casterton

4 3 2

Key Features

- Stunning Three Bedroom Character Property with Seperate Annex
- Generious South Facing Rear Garden
- Ample Off Road Parking and Oversized Double Garage
- Seperate One Bedroom Annex
- Council Tax Band - D
- EPC Rating E
- Freehold

£490,000





Newton Fallowell are delighted to present this beautifully maintained Grade II listed cottage, set on an impressive south-facing plot with open field views and a separate one-bedroom annex. The main residence offers three well-proportioned bedrooms and flexible ground floor living space, perfectly blending period charm with modern comforts.

Upon entering through the porch, you are greeted by access to both reception rooms. To the right sits a generous formal sitting room, featuring exposed beams, a character fireplace, and built-in storage. To the rear, a contemporary farmhouse-style kitchen provides an excellent range of units and French doors opening out to the garden, ideal for entertaining. A further reception room, currently used as a formal dining space, completes the ground floor and incorporates the staircase to the first floor.

Upstairs, a spacious landing leads to three bedrooms. The principal bedroom benefits from fitted wardrobes and a stunning four-piece en-suite bathroom. A modern family bathroom serves the remaining bedrooms. A standout feature of this property is the detached one-bedroom annex, located within the garden and offering its own private entrance. This self-contained space comprises a bedroom/living area, en-suite shower room, and kitchenette — ideal for guests, multi-generational living, or potential rental income.

The annex adjoins an oversized double garage with electric doors and ample driveway parking to the front. The south-facing rear garden is mainly laid to lawn with a patio seating area, enjoying uninterrupted views over open countryside.





Porch 0.93m x 0.93m (3'1" x 3'1")

Kitchen 3.69m x 5.07m (12'1" x 16'7")

Living Room 4.38m x 3.26m (14'5" x 10'8")

Dining Room 4.45m x 4.28m (14'7" x 14'0")

Bedroom One 4.46m x 2.87m (14'7" x 9'5")



En-Suite 3.68m x 2.46m (12'1" x 8'1")

Bedroom Two 3.54m x 2.98m (11'7" x 9'10")

Bedroom Three 2.53m x 2.34m (8'4" x 7'8")

Bathroom 2.29m x 2.58m (7'6" x 8'6")



Annex Bedroom/Lounge 2.93m x 5.29m (9'7" x 17'5")

Kitchenette 2.68m x 2.86m (8'10" x 9'5")

Bathroom 2.69m x 2.28m (8'10" x 7'6")

Double Garage 5.78m x 5.36m (19'0" x 17'7")





GARAGE/ANNEX
605 sq.ft. (56.2 sq.m.) approx.



GROUND FLOOR
579 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1818sq.ft. (168.9 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		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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 £55 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.