



1 Thistleton Road, Oakham, LE15 7PP

 **NEWTON FALLOWELL**



3 2 3

## Key Features

- Characterful Three-Bedroom Stone Cottage
- Highly Sought-After Rutland Village Location
- NO ONWARD CHAIN
- Generous & Flexible Living Accommodation
- Two Reception Rooms Plus Dining Room
- Kitchen With Pantry, Utility Room & Ground Floor Shower Room
- Impressive Plot With Off-Street Parking & Outbuilding
- Recently Redecorated With Retained Period Features
- EPC Rating D
- Freehold

£400,000







Quietly tucked away within the highly sought-after Rutland village of Market Overton & offered to the market with NO ONWARD CHAIN, this charming three-bedroom stone cottage offers a rare opportunity to acquire a characterful home set within an impressively generous and private plot. Combining period charm with practical accommodation arranged over three floors, the property is well suited to a broad range of buyers, from those seeking village living with space to families or downsizers looking for flexibility and long-term appeal.

The ground floor provides a well-considered balance of reception and practical space. A welcoming entrance hall leads into the property's dining room, offering an ideal setting for entertaining or family use, while the kitchen is complemented by a pantry, ensuring excellent day-to-day practicality. A ground floor shower room further adds to the flexibility of the layout, particularly for visiting guests or multi-generational living. From the kitchen, you enter a thoughtfully designed extension that is modern yet in keeping with the character of the home. This light-filled space benefits from underfloor heating and provides a spacious living room, a further versatile reception room, ideal for use as a boot room and an adjoining utility room benefitting from natural light pods, plentiful storage and space for washing machine, tumble dryer, fridge and freezer.

To the first floor, two well-proportioned bedrooms are arranged around a central landing and are served by a further shower room. The accommodation continues to the second floor, where a further bedroom provides additional flexibility, equally suited as a master bedroom, guest suite or versatile and flexible space depending on individual requirements.

Throughout the home, original features and traditional detailing contribute to a strong sense of character, while recent redecoration allows the property to be occupied immediately, offering scope for gradual personalisation rather than immediate works.

Externally, the property occupies a notably generous plot, with gravelled frontage providing ample off-road parking for several cars. A car port and detached outbuilding further enhance the appeal, offering excellent storage, workshop potential or scope for alternative uses subject to requirements. The outdoor space provides a valuable extension to the accommodation and reinforces the property's rarity within the village setting.

Market Overton remains one of Rutland's most desirable villages, known for its strong community, local amenities (pub!) and surrounding countryside. The location offers convenient access to Oakham and nearby commuter routes, while retaining the charm and appeal of a traditional village environment.





### Room Measurements

Entrance Hall 2.29m x 2.04m (7'6" x 6'8")

Dining Room 3.8m x 3.16m (12'6" x 10'5")

Shower Room 2.48m x 2.04m (8'1" x 6'8")

Pantry 1.91m x 1.06m (6'4" x 3'6")

Kitchen 3.13m x 3.12m (10'4" x 10'2")

Living Room 5.56m x 4.06m (18'2" x 13'4")

Utility Room 8.26m x 1.55m (27'1" x 5'1")

Reception Room 4.06m x 2.7m (13'4" x 8'11")

First Floor Landing 3.55m x 2.04m (11'7" x 6'8")

Bedroom One 3.61m x 3.12m (11'10" x 10'2")

Bedroom Two 3.35m x 3.16m (11'0" x 10'5")

Shower Room 2.04m x 1.22m (6'8" x 4'0")

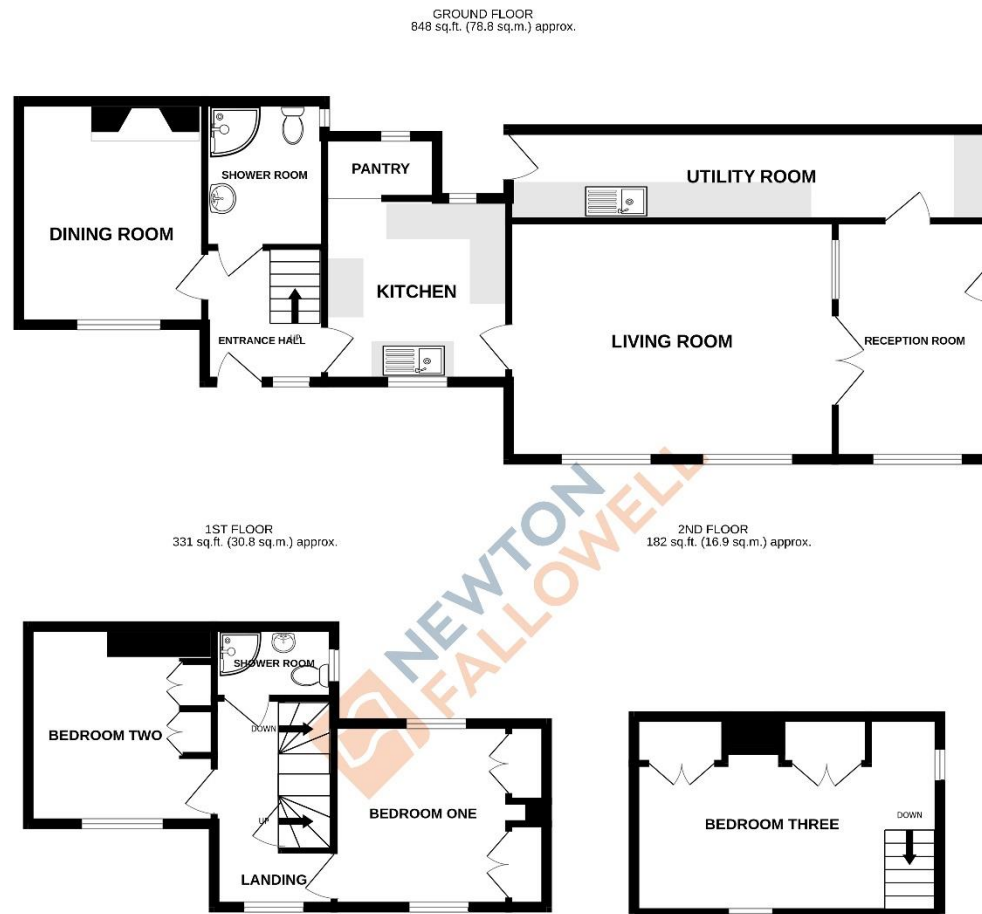
Bedroom Three 5.2m x 3.35m (17'1" x 11'0")











THISTLETON ROAD, MARKET OVERTON, OAKHAM, LE15 7PP

TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### 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.