

TUDOR COTTAGE

MAIN STREET, THORPE BY WATER



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TUDOR COTTAGE IS A CHARMING AND DECEPTIVELY SPACIOUS GRADE II LISTED, IRON-STONE COTTAGE WITH A WEALTH OF CHARACTER, SITTING ON A GENEROUS WRAP-AROUND PLOT AT THE CENTRE OF THIS QUIET RUTLAND HAMLET.



Tudor Cottage

11 Main Street, Thorpe by Water
Rutland LE15 9JQ

Open Plan Dining Kitchen • Four Reception
Rooms • Downstairs WC • Six Bedrooms •
Three Bathrooms • Wrap-Around Plot • Double
Garage • Private Driveway • South-Facing
Garden • Grade II Listed •

ACCOMMODATION

Enter the property via an entrance porch that leads into a family room with timber stairs rising to the first floor and doors to the ground floor accommodation. The room is full of character with exposed beams, a timber floor and a wonderful inglenook fireplace housing a woodburning stove and the old bread oven.

To the left of the family room is a further reception room currently used as a study that can be accessed off either the family room or the main living room. The study also has exposed beams, timber flooring and an exposed stone wall. The generously sized main living room spans the depth of the property with a feature fireplace and French doors opening out to the garden.

A rear hallway runs from the living room across the back of the house giving access to the garden room and the open plan dining kitchen. There is also a downstairs WC sitting just off. The garden room is glazed on all sides with two sets of double doors opening out onto the patio and garden beyond.

Completing the ground floor is the spacious open plan dining kitchen with tiled floor, exposed beams and stonework, echoing the character you see throughout the rest of the house. The kitchen itself has a great range of floor standing and wall mounted units under timber worktops, a double Belfast sink, space for a Range style cooker and multiple white goods and a beautiful stone fireplace with an oak mantle and wood burning stove inset. The room has ample space for dining furniture and two doors, one leading to the driveway and garage and another leading out to the rear garden.

To the first floor there are four bedrooms and a bathroom. The principal bedroom sits to one end of the property with windows to two elevations allowing plenty of light and is complemented by an en-suite shower room. There are three further bedrooms on the first-floor that are served by the

family bathroom with whirlpool bath, separate shower unit, low flush lavatory and wash hand basin.

A second set of stairs rise to the second floor where there are two further rooms, one a sizable space with en-suite facilities and a smaller room that could be utilised as either a bedroom, a study or evening further storage space.

OUTSIDE

The property is approached via a five-bar timber gate opening onto an ample block-paved driveway providing access to the detached garage and the rear garden. To the rear, there is a large block-paved and flagstone patio offering a wonderful outside space for entertaining. The garden continues with a mature ornamental pond as well as an area that is predominantly laid to lawn. The rear is an incredibly private space with mature hedges and trees and due to its Southerly orientation enjoys the sun for the entirety of the day.

This wonderful home is a rare visitor to the open market and represents a fantastic opportunity to acquire a flexible and well-proportioned character property that would benefit from minor modernisation throughout.

LOCATION

Thorpe by Water is a small rural village a few miles to the south of the Rutland market town of Uppingham where there are main facilities and amenities, together with a full range of shops and a weekly produce market catering for most needs. In addition, there are other facilities including doctors' and dentists' surgeries, post office, library and a wide variety of schools for children of all age ranges. For commuters the village is within easy driving distance of a number of centres with good train services to London from both Kettering and Peterborough, the journey time from the latter destination to King's Cross taking only 50 minutes approximately.

DIRECTIONAL NOTE

Leave Oakham on Stamford Road and take a right onto A6003. Continue on A6003 through Manton, Preston & Uppingham and after leaving Uppingham take a left at Uppingham Community College and follow the road down the hill to Lyddington. Continue through Lyddington onto Gretton road and at the junction turn left onto the B672. On approaching Thorpe by Water turning right onto Main Street and continue into the village. Just after the left-hand turn onto Green Lane you will see Tudor Cottage straight ahead signalled by our "For Sale" board.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band F.

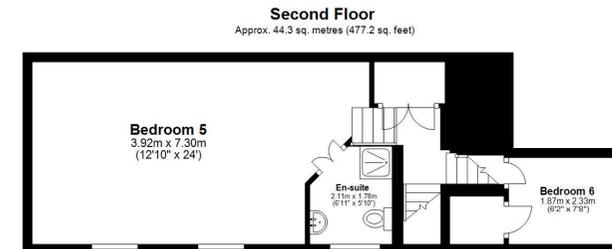
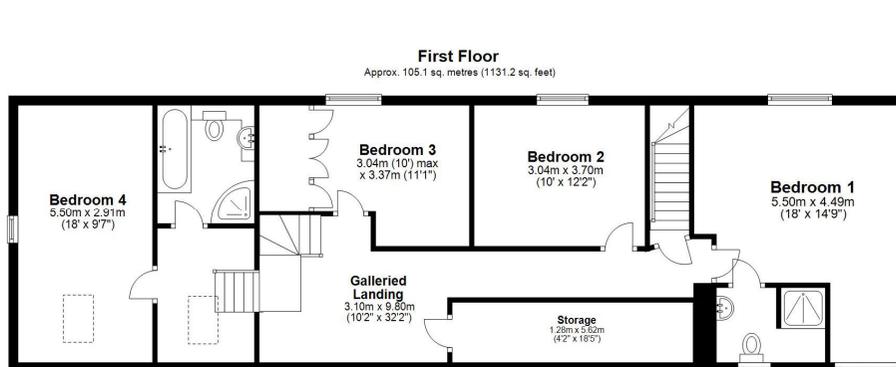
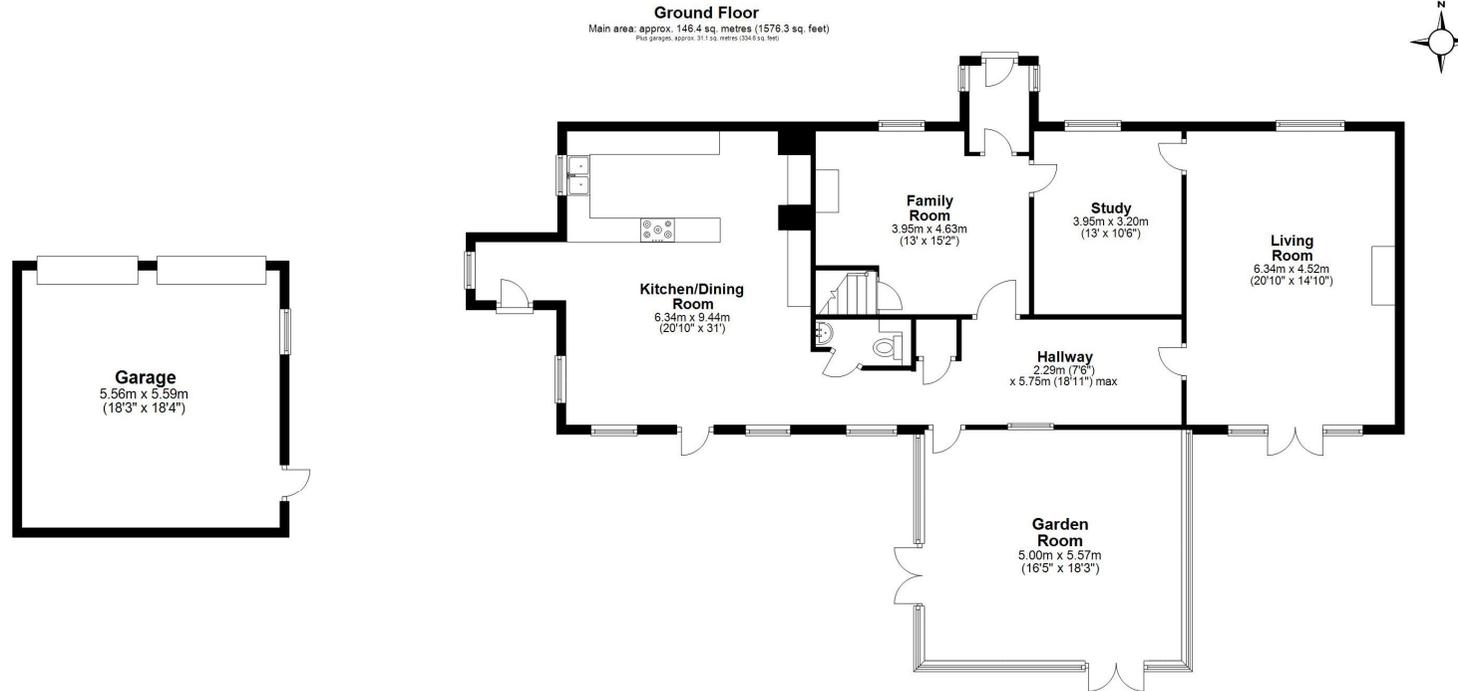




Tudor Cottage, 11 Main Street, Thorpe by Water, Oakham, Rutland LE15 9JQ

House Total Approx Gross Internal Floor Area = 3184.7 ft² / 295.9 m²

Measurements are approximate, not to scale, illustrative purposes only.





www.jamesellicks.com

Oakham Office
 6-8 Market Place
 Oakham Rutland LE15 6DT
 01572 724437
oakham@jamesellicks.com

Market Harborough Office
 01858 410008
Leicester Office
 0116 285 4554
London Office
 0207 839 0888



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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