

Marys Cottage
Ketton Road, Hambleton. Oakham Rutland

Strutt
& Parker

Land and property. Since 1885.



2,639 - 3,921 sq ft (364 sq m) | Freehold
5 reception rooms | 5 bedrooms | 2 bathrooms
3 bedroom annexe | Stables, outbuildings, paddock | 1 acre

Guide price £1,650,000



Two period, stone-built, thatched cottages joined together with a separate 3-bedroom annexe in a prime position on the Hambleton peninsula within a plot of one acre

The property

Mary's Cottage and Rose Cottage were purchased separately and have been conjoined. Both are Grade II listed and have a wealth of similar period features including original wooden beams throughout and offer comfortable and linear accommodation. Behind Mary's Cottage is a 3-bedroom bungalow annexe which has recently been renovated to a high standard. There are five separate titles within the curtilage and each of these has been purchased independently. In all, they amount to circa 1 acre and include outbuildings, stables and a small paddock.

The gated entrance sits opposite the entrance to Hambleton Hall and opens onto a gravelled parking area providing access to back door and porch. This doubles as a boot room and opens into the kitchen which has a tiled floor and range of farmhouse style units painted eggshell blue. There is an electric range cooker and oven and a boiler room sits adjacent to the boot room. Moving to the western side of the house, a door leads to the main staircase beyond which is a dining room and sitting room. Both of these have a dual aspect, wooden floorboards and the sitting room has an open fire place.

To the eastern end of the house, and beyond the kitchen, is a large drawing room with more modern wooden flooring and an Inglenook fireplace with a wood burner. The room has four windows, a dual aspect and offers lovely bright accommodation. Steep stairs in the far corner rise to the first floor of what was originally Rose Cottage, running from the drawing room is a crafts room/snug. Upstairs, from the drawing room is bedroom 5, a small single, a shower room and a family room leading to bedroom 3.

The main stairs within Mary's Cottage rise from the hall to a landing with bedroom 2 to the left which has a built-in cupboard and walk-in wardrobe. To the right of the stairs is a family bathroom with bath and shower, bedroom 4 and beyond the principal bedroom which has a fitted cupboard and vaulted ceiling.

The Annexe

The annexe sits behind the main house and has recently been renovated and extended. It now offers a large 'living kitchen' with a central island with an inbuilt electric hob and breakfast bar, and a compact kitchen with modern farmhouse style units. To one corner is an electric flame-effect fireplace with adjacent French doors opening onto a stone terrace with a barbecue area bordered by wooden picket fencing.

Outside

The broad front garden is bordered by mature hedging, providing privacy, and there is a lovely deep bed to the front of the house filled with perennials. To the rear of the house and behind the annexe is the more formal garden area which is set to lawn with mature shrubs and fruit trees. Beyond the annexe is a small paddock with outbuildings which include stables, a storeroom and tool shed. Beyond this are two further paddocks. In all the plot amounts to about an acre.







Location

Hambleton is one of the most sought after and unspoilt villages in Rutland. Located on a peninsula and surrounded by Rutland Water, the village contains many lovely houses and cottages along with the renowned Relais & Château Hambleton Hall Hotel and the excellent Finch's Arms pub. Rutland Water itself is a world-class amenity with sailing, windsurfing, walking, cycling, fly fishing and a myriad of other activities as well as 1000 acres of nature reserve.

Oakham is about 2.5 miles away where all main amenities are available including a wide range of supermarkets, boutique shops, a weekly market, medical facilities, a library, restaurants and cafes. The railway station in Oakham gives a good service to Leicester, Birmingham and Peterborough. Schooling in the area is excellent with a range of state schools in Oakham catering for children of most ages, together with private schools in Oakham, Uppingham, Stamford and Oundle. There are two good preparatory schools Witham Hall and Brooke Priory in Oakham within easy reach.

General

Local Authority: Rutland County Council Tel: 01572 722577

Services: Mains water and electricity and drainage are connected. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house: Council Tax: Band G EPC Rating: F
Annexe: EPC Rating: F

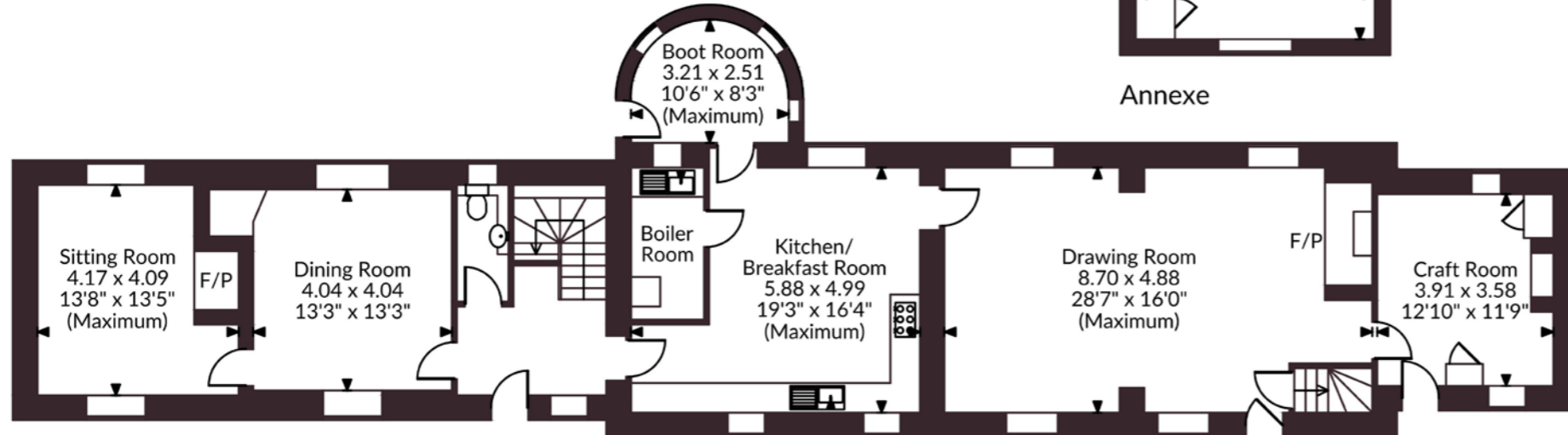
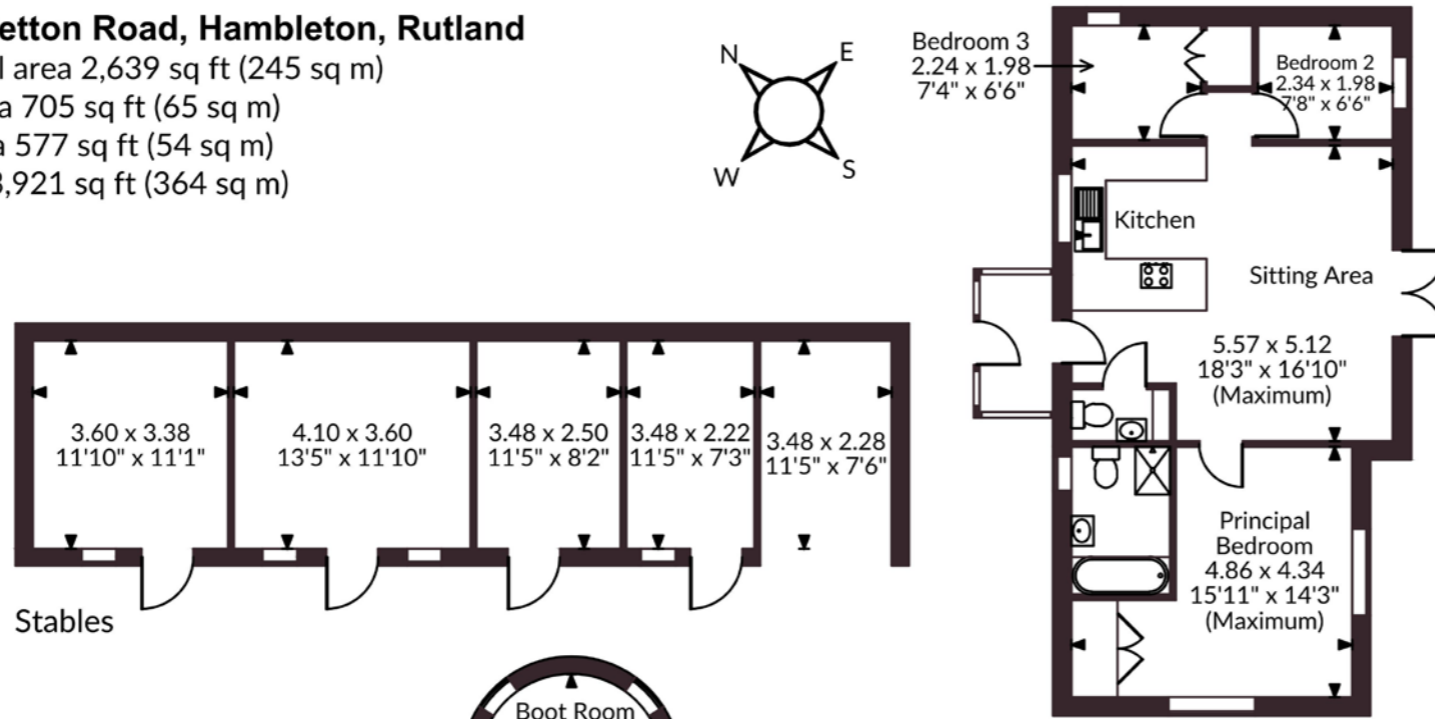
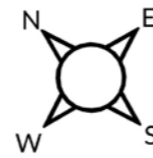
Fixtures and Fittings: As per contract. However, the vendors are open to selling the majority of items by separate negotiation.

Wayleaves and easements: No public rights of way cross the curtilage. However, the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

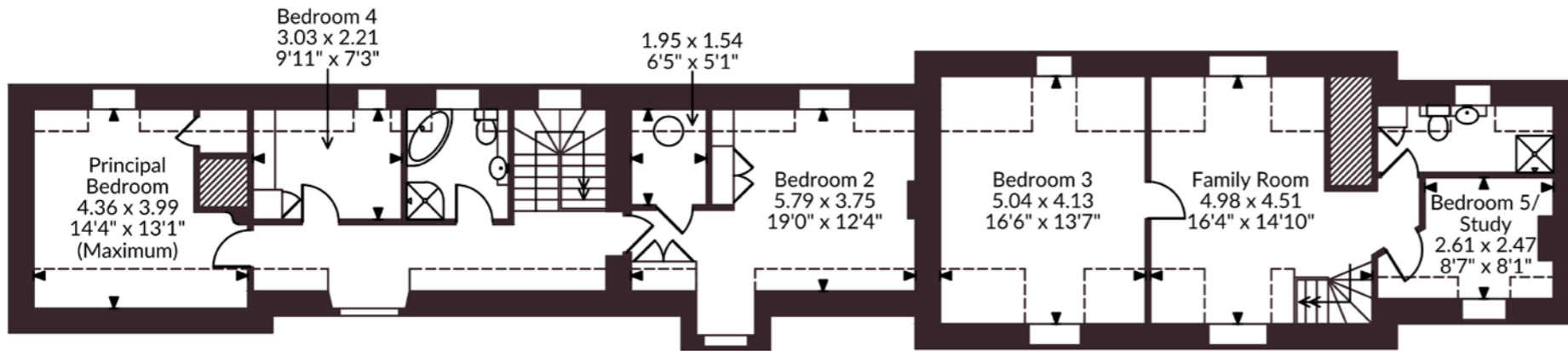


Marys Cottage Ketton Road, Hambleton, Rutland

Main House internal area 2,639 sq ft (245 sq m)
 Annexe internal area 705 sq ft (65 sq m)
 Stables internal area 577 sq ft (54 sq m)
 Total internal area 3,921 sq ft (364 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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Stamford
 5 South View, Tinwell Road, Stamford, PE9 2JL
 01780 437 359 Option 4
 stamford@struttandparker.com

@struttandparker struttandparker.com

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