



Chapel Yard, Greetham
Asking Price Of £450,000





Located in the pretty Rutland Village of Greetham, The Chapel Cottage and Annexe combines period charm in the cottage with open plan living in the annexe with a high end finish throughout. This stunning village residence retains many original features and offers a well stocked cottage style garden and a low maintenance courtyard garden and parking for numerous vehicles. The property has been configured to provide an entrance porch, a fabulous snug area and kitchen with an array of wall and base units, a Belfast sink and window overlooking the pretty courtyard, a dining room with a wood burner and a feature exposed stone wall, a separate living room featuring an open fire and a beautiful bathroom with a slipper bath and traditional fittings. The first floor offers two stylishly decorated bedrooms with an abundance of original features.

The property is complemented with a detached annexe which was formally the red brick Chapel in the Village. The Chapel has been lovingly refurbished by the current owners to provide extra living space or income including airbandb, Office, Studio or Holiday let (STPP), with original stained glass windows and feature walls. The annexe provides a kitchen/diner and separate living room, a vaulted ceiling feature bedroom and a shower room.

Outside is a pretty and secluded well-stocked courtyard garden and a separate cottage garden along with a summer house and driveway parking.





TENURE: FREEHOLD

EPC: D

COUNCIL TAX: C

MAIN: Water, Gas and Electric

AGENT NOTE: The Cottage includes a detached one-bedroom annexe (check out the separate floor plan and Brochure).







MAIN COTTAGE DIMENSIONS

PORCH:

SNUG: 2.31m x 2.65m (7'7" x 8'8")

KITCHEN: 3.91m x 2.65m (12'10" x 8'8")

UTILTIY:

BATHROOM:

DINING ROOM: 3.45m x 2.85m max (11'4" x 9'4" max)

LIVING ROOM: 3.45m x 4.04m (11'4" x 13'3")

LANDING:

BEDROOM ONE: 3.84m x 4.01m (12'7" x 13'2")

BEDROOM TWO: 3.84m x 2.86m (12'7" x 9'4")

ANNEXE DIMENSIONS

KITCHEN/ DINING ROOM: 2.76m x 7.35m (9'1" x 24'1")

LIVING ROOM: 2.63m x 7'35m (8'8" x 24'1")

BEDROOM: 5.49m max x 24'1" max (18' max x 24'1" max)

SHOWER ROOM: 2.59m x 3.42m (8'6" x 11'3")





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Greetham is a pretty village to the east of Oakham with excellent travel links being approximately 3 miles from the A1. The east coast mainline runs through Peterborough, allowing access to London in less than an hour by train. The village boasts two great pubs and sits just four miles from Rutland Water with a regular bus service to Oakham and beyond.



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements