

# FORGE COTTAGE

16 MAIN STREET, MARKET OVERTON, RUTLAND





Forge Cottage  
16 Main Street  
Market Overton  
Rutland  
LE15 7PL  
GUIDE PRICE: £375,000

A charming Grade II listed three bed cottage sitting in the heart of this popular Rutland village in a quiet and private position.

Entrance Hall | Sitting Room | Dining Room | Kitchen | Garden Room | Three Bedrooms | Family Bathroom | Private Garden | Home Office | Outside Store

#### ACCOMMODATION

Enter the property into the entrance hall offering ample space for the storage of coats and shoes. The accommodation for the cottage comprises of firstly a sitting room to the front of the property with original window and window seat, flag stone flooring, open fire and storage cupboard. The kitchen has a comprehensive range of floor standing and wall mounted cupboards and drawers, sitting under wooden worktops. There is an integrated eye level oven, space for another double oven and hob with extractor over, space and plumbing for a washing machine and space for a tall fridge freezer.

The kitchen flows into the dining room with stairs to the first floor, exposed stone walls, beams and a double sided wood burning stove. At the rear is the garden room which shares the wood burning stove with the dining room. The garden room has a glazed roof and bi-fold doors giving access to the garden beyond. The downstairs of the property benefits from under floor heating and cat 5 cabling throughout the reception rooms.

To the first floor the accommodation comprises three bedrooms, the master being a generous double with original storage cupboards and a

feature fireplace. The family bathroom has a P-shaped bath with shower over, low flush WC and a hand basin set in a vanity unit. A useful airing cupboard houses the Worcester Bosch combi boiler.

#### OUTSIDE

To the outside there is a pretty front garden and flag stone paving leading to the front door. To the rear there is further flagstone paving on the terrace providing ample space for outside entertaining. The garden has been landscaped to provide raised flower beds, is mainly laid to lawn and enclosed on all sides providing a great deal of security and privacy. To the rear of the garden there is a stone built outhouse with pantile roof that has been converted into a useful home office, complete with wood burner and cat 5 cabling. Another section of the outbuilding offers external garden storage.

Forge Cottage has a wealth of character and features throughout, but it has been sympathetically upgraded retaining many of the character elements associated with this period. The small details like limestone plaster, flagstone flooring and other original features mean that the property must be viewed to be appreciated.

#### LOCATION

Market Overton is a popular Rutland village located North East of Oakham and has a good range of local services including a village shop, public house and doctor's surgery. It is within easy reach of the A1 thus providing good access to Peterborough, London and the north east as well as the East Coast Mainline rail network.

#### COUNCIL TAX

Band D Rutland County Council

#### SERVICES

Mains electricity, water, drainage, and gas fired central heating.





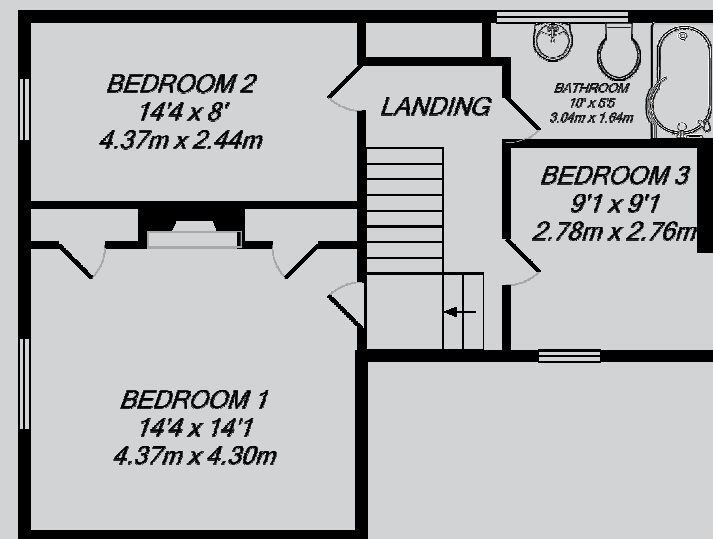
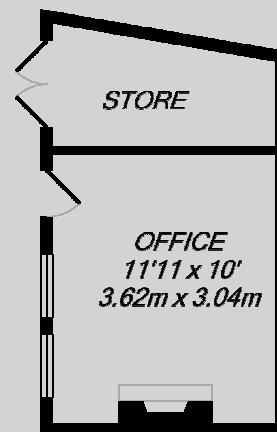
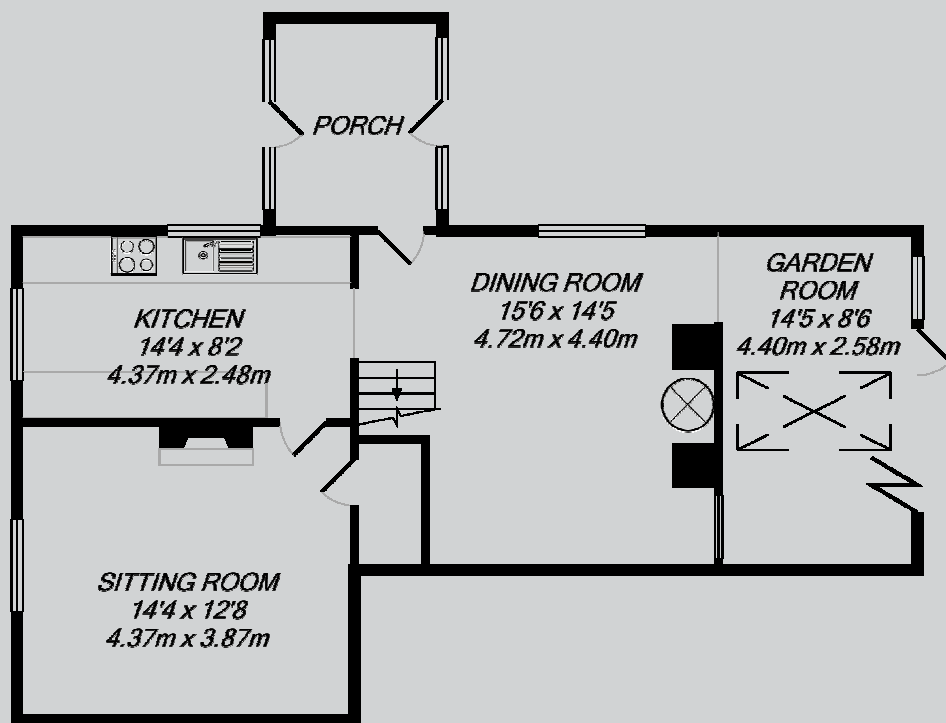


**Forge Cottage 16 Main Street Market Overton Rutland LE15 7PL**

House Total Approx Gross Internal Floor Area = 115.88 sq/m – 1247.32 sq/ft  
Outbuildings Total Approx Gross Internal Floor Area = 14.52 sq/m – 156.29 sq/ft  
Measurements are approximate. Not to scale. Illustrative purposes only.

**DIRECTIONAL NOTE**

Head out of Oakham on the Burley Road and cross over the roundabout onto the Oakham Road (B668). Continue on this road and head into the village of Cottesmore. Take the left hand turn sign posted to Market Overton. Travel along this road until you reach the village of Market Overton. Continue through the village until you reach the village green. Forge Cottage can be found on the right hand side of the road with the front door for the property being on the left of the house.



GROUND FLOOR  
APPROX. FLOOR  
AREA 870 SQ.FT.  
(80.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1403 SQ.FT. (130.4 SQ.M.)  
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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.