



Thorpe's Terrace, Uppingham
Oakham, Rutland, LE15 9SJ

Thorpe's Terrace, Uppingham Oakham, Rutland, LE15 9SJ £425,000 Freehold

A charming and rather spacious Grade II listed character cottage set in the heart of Uppingham with beautiful gardens, an array of outbuildings and within easy walking distance to the quaint market town. Filled with natural light throughout, Rose Cottage was formally two cottages and now boasts three/ four double bedrooms & one single bedroom, three versatile reception rooms, two bathrooms and one shower room. Rose Cottage is incredibly unique and is a real one of a kind. With the current market conditions being so buoyant an internal viewing is essential at the earliest opportunity.

As you enter Rose Cottage, you are initially welcomed by the breakfast kitchen, which offers plenty of floor to wall base units. From here you enter the spacious light and airy dining room where you will find an exposed stone wall, open fireplace, and a window overlooking the beautiful gardens. The sitting room again offers a feature style stone fireplace and attractive sash window. Stairs lead down from the snug into the basement level with a three-piece bathroom and good sized bedroom/study! Stairs from the kitchen & snug area lead you to the first-floor landing where there are four spacious bedrooms, a bathroom with feature cast iron roll-top bath and a separate three piece shower room.

As you walk up to Rose Cottage, the gated south facing garden is mainly laid to lawn with a selection of mature shrubs, trees and planted borders. The garden is mainly split into two with the rear section having a useful workshop, potential use as a home office. There are also two further outbuildings at the rear of the property which have power, light & water connected. Parking for Thorpe's Terrace is on Leicester Road which has a large number of parking bays available for resident permit holders at a cost of approx £40 per annum.



BASEMENT

Hallway

8'6 x 2'6 (2.59m x 0.76m)

Bathroom

7'4 x 6'7 (2.24m x 2.01m)

Bedroom / Study

10'5 x 9'4 (3.18m x 2.84m)

GROUND FLOOR

Kitchen / Breakfast Room

13'8 x 8'4 (4.17m x 2.54m)

Dining Room

17'1 x 10'4 (5.21m x 3.15m)

Sitting Room

12'8 x 10'1 (3.86m x 3.07m)

Snug

9'8 x 8'3 (2.95m x 2.51m)

FIRST FLOOR

Landing

23'1 x 2'8 (7.04m x 0.81m)

Master Bedroom

12'7 x 10'0 (3.84m x 3.05m)

Bedroom Two

10'7 x 10'2 (3.23m x 3.10m)

Bedroom Three

9'4 x 8'6 (2.84m x 2.59m)

Bedroom Four

8'7 x 6'1 (2.62m x 1.85m)

Family Bathroom

9'9 x 5'5 (2.97m x 1.65m)

Shower Room

7'1 x 4'3 (2.16m x 1.30m)

Outside

To the rear there are two outbuildings, with power, light & water connected. The rear garden is mainly laid to lawn with an array of maturely planted borders. A gravelled walkway leads to you the second half of the garden which has mature trees and further outbuildings.

Outbuilding One

8'1 x 6'5 (2.46m x 1.96m)

Store

6'5 x 3'1 (1.96m x 0.94m)

Outbuilding Two

8'0 x 6'5 (2.44m x 1.96m)

Store

6'5 x 3'2 (1.96m x 0.97m)

Workshop

11'8 x 7'9 (3.56m x 2.36m)



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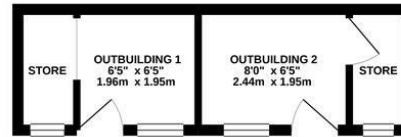
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OUTBUILDINGS
132 sq.ft. (12.3 sq.m.) approx.



BASEMENT LEVEL
207 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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