

DOVECOTE COTTAGE

MAIN STREET, WAKERLEY



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Dovecote Cottage

3 Main Street, Wakerley
Oakham LE15 8PA

A CHARMING TWO-BEDROOM CHARACTER COTTAGE RENOVATED TO A HIGH STANDARD THROUGHOUT, SITTING ON A GENEROUS PLOT WITH GLORIOUS COUNTRYSIDE VIEWS.

Kitchen / Diner | Lounge | Two En-suite Bedrooms | Garden Office | Village Location | Countryside Views | Beautifully Renovated | EPC – D |

ACCOMMODATION

Enter the property into a spacious lounge with areas of exposed stonework, windows to two sides and stairs rising to the first floor with an understairs cupboard providing useful storage space. This light filled room has a large feature fireplace with a timber mantle and brand-new log burner inset.

Off the lounge sits the kitchen diner that has been fitted with a comprehensive range of floor-standing and wall mounted units, solid timber worktops, integrated Bosch double oven and 6 ring gas hob. Large French doors open from the kitchen out onto the terrace and garden beyond providing a lovely flow from inside to out and an ideal space for alfresco dining and enjoying the beautiful countryside setting. The ground floor accommodation is completed by a downstairs WC.

A solid oak staircase rises from the lounge to the first-floor landing which is a generous space and could easily be utilised as study area/reading space.

The principal bedroom sits to the rear of the property with built-in wardrobes and a window overlooking

the garden and countryside views. This bedroom is complemented by an en-suite featuring a large shower, low flush lavatory and wash hand basin. Bedroom two sits to the front of the property also benefitting from both fitted wardrobes and an en-suite shower room.

OUTSIDE

The property is approached through timber gates onto a large gravel driveway providing ample parking. The garden has been landscaped and provides a combination of terraced and lawned areas designed to take full advantage of the property's orientation.

The garden also features an original stone outbuilding that has been rebuilt and adapted to create useful garden storage. The property is also offered with a superb timber garden pod that creates additional reception space that could be used for a multitude of different purposes. The pod has floor to ceiling glazing allowing plenty of light and views both back into the garden and over the neighbouring countryside.

Dovecote Cottage has been completely renovated to include a new zoned heating system and boiler, natural limestone flooring throughout the ground floor with the added benefit of underfloor heating. A property that is offered to the market with the agent's highest recommendation for an internal inspection.

LOCATION

The picturesque village of Wakerley lies on the border of the county of Rutland with Wakerley & Fineshade woods within easy reach. The slightly larger neighbouring village of Barowden offers an excellent community store and a renowned village public house, The Exeter Arms. Local amenities catering for all day-to-day needs are available in the nearby towns of Uppingham, Stamford and Oakham whilst also having excellent communication links with the nearby A47 and A1 providing easy access to the North & South and the train station in Stamford offering regular services to London in less than 90 minutes.



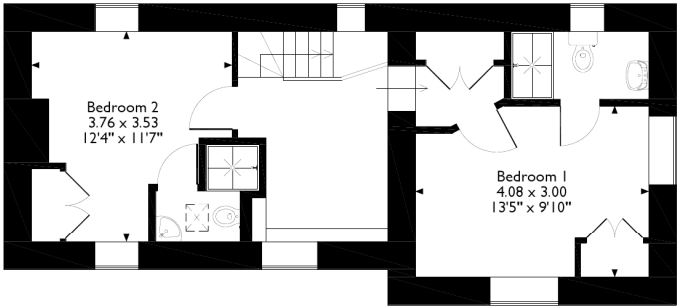


Dovecote Cottage, 3 Main Street, Wakerley, Oakham LE15 8PA
 House Total Approx Gross Internal Floor Area = **97 sq. m / 1047 sq. ft**
 Measurements are approximate, not to scale, illustrative purposes only.

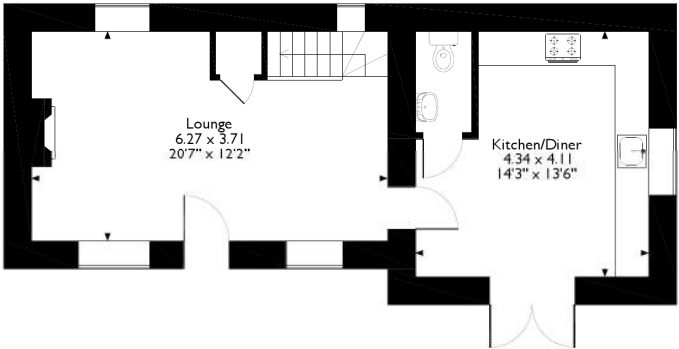


DIRECTIONAL NOTE
 From Oakham take the A6006 to Uppingham. At the Uppingham roundabout take the first exit on A47 towards Glaston. Continue along the A6006 taking the second right hand turning into Barrowden onto Luffenham Road. Head down this road and into the village until you meet the village green and continue on Main Street through the village and out the other side. Following the road over the bridge you will come into Wakerley, take a left and you will find the property on your left-hand side just after the bend.

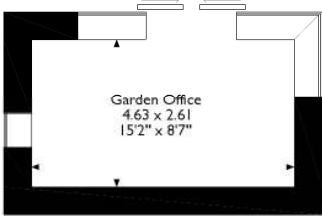
SERVICES & COUNCIL TAX
 The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band D.



First Floor



Ground Floor



Outbuilding

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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.