



**The Cottage, 4 Rutland Square, Barkestone  
le Vale, Nottinghamshire, NG13 0HN**

**Offers Over £475,000**

Tel: 01949 836678

 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this truly individual detached brick and pantiled cottage which offers a significant level of internal accommodation comprising four bedrooms and two receptions as well as a substantial open plan living/dining kitchen, utility and ground shower room with two additional bathrooms to the first floor.

The property has been sympathetically renovated over the years with upgraded plumbing and electrics, but retaining much character with beamed ceilings, attractive fireplaces and traditional style bathroom suite, all combining to create a truly bespoke and fascinating home.

The property occupies a pleasant plot tucked away at the heart of this highly regarded Vale village, set back behind a driveway with attractive timber clad garage/workshop. The garden lies to the front of the property and is partly laid to lawn with established shrubs and pleasant outlook across neighbouring paddock.

Overall this is a wonderful individual home with viewing coming highly recommended to appreciate both the location and accommodation on offer.

Barkstone Le Vale lies in the Vale of Belvoir and there is a well regarded primary school in the adjacent village of Redmile with further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village has Fast Fibre Broadband and is conveniently placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton Mowbray, Grantham and Bingham provide further amenities and from Grantham there is a high speed train to King's Cross in just over an hour.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED SIDELIGHTS LEADS THROUGH INTO:

#### **ENTRANCE PORCH**

7'8 x 4'8 (2.34m x 1.42m)

Having part pitched ceiling with LED downlighters, tiled floor, cloaks hanging space, central heating radiator and oak cottage latch door leading into:

#### **LIVING / DINING KITCHEN**

26'6 x 13'5 (8.08m x 4.09m)



A fantastic open plan everyday living/entertaining space, sympathetically refurbished with a generous range of wall, base and drawer units, butcher's block preparation surfaces with under mounted Belfast style sink, complementing central island unit providing additional storage with integral breakfast bar, space for free standing electric range with chimney hood over, plumbing for dishwasher, space for further free standing appliances, tiled floor, inset downlighters to the ceiling, two UPVC double glazed windows to the front and French doors at the rear.



#### **SITTING ROOM**

22'3 x 14'3 (6.78m x 4.34m)



A well proportioned reception having heavily beamed ceiling, exposed brick fireplace with flagstone hearth and solid fuel stove, alcoves to the side, herringbone effect vinyl flooring, two central heating radiators, exposed internal stonework, staircase rising to the first floor with storage cupboard beneath, UPVC double glazed windows to the front and rear elevations and French doors leading out into the front garden. A further door gives access through into:



## STUDY

12'2 x 7'7 (3.71m x 2.31m)

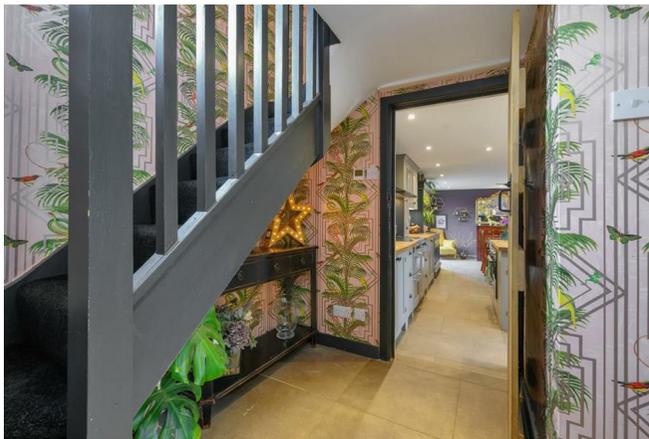


A versatile reception currently utilised as a home office but alternatively could be utilised as a playroom or snug, having dual aspect with double glazed windows to the front and rear, heavily beamed ceiling, central heating radiator, exposed internal stonework, laminate floor.

From the kitchen an oak ledge and brace door leads through into:

## INNER HALLWAY

7'10 x 7'1 max (2.39m x 2.16m max)



Having spindle balustrade turning staircase with useful

alcove beneath, electric underfloor heating, inset downlighters to the ceiling, double glazed window to the rear and stripped pine door leading through into:

## SHOWER ROOM

8'9 x 7'9 max (2.67m x 2.36m max)



Having double width shower enclosure with sliding screen and tiled wet area, wall mounted shower mixer, close coupled wc, pedestal wash basin, wall mounted shaver point, tiled floor, inset downlighters to the ceiling, cupboard housing electrical consumer unit, plumbing for washing machine and UPVC double glazed window to the front.

## UTILITY ROOM

15'0 x 11'0 (4.57m x 3.35m)



A generous utility / boot room, with ample space for free standing appliances, fitted with a run of base units, finished in heritage style colours with work surface over, with inset sink unit, plumbing for washing machine and space for tumble drier. Built in cupboard housing the gas central heating boiler, UPVC double glazed window and single French door to the front and double doors to the rear.

FROM THE SITTING ROOM A DOG LEG STAIRCASE RISES TO THE:

## FIRST FLOOR LANDING

10'11 x 12'5 (3.33m x 3.78m)



A versatile space which could potentially be utilised as an occasional bedroom, but makes a fantastic dressing area/reception space which could accommodate a sofa, or study area, having pitched ceiling with exposed timbers, skylight to the rear, double glazed dormer window to the front and central heating radiator.

## BATHROOM

12'7 x 7'4 (3.84m x 2.24m)



Modernised with a traditional style suite comprising free standing ball and claw double ended bath with mixer tap, integrated shower handset and rainwater rose over, close

coupled wc, pedestal wash basin, tiled splashbacks, contemporary column radiator, pitched ceiling with exposed timbers, skylight to the rear and double glazed dormer window to the front.

## BEDROOM 1

14'5 x 11'9 max (4.39m x 3.58m max)



A well proportioned double bedroom having double glazed windows to both the front and rear, part pitched ceiling with access to loft space, chimney breast with period fireplace and alcoves to the side, central heating radiator and oak cottage latch door leading through into:

## INNER LANDING

26'0 x 3'5 (7.92m x 1.04m)



Having three skylights to a pitched ceiling, central heating radiator and cottage latch door to:

## BEDROOM 3

9'8 x 8'6 (2.95m x 2.59m)



Having part pitched ceiling, central heating radiator and double glazed dormer window to the front.

#### BEDROOM 4

9'8 x 8'6 (2.95m x 2.59m)

Having pleasant aspect into the front garden, part pitched ceiling, central heating radiator and UPVC double glazed window.

#### BATHROOM

9'7 max x 8'1 max (2.92m max x 2.46m max)



Having tongue and groove effect panelled bath with mixer tap and integral shower handset, double length shower enclosure with wall mounted shower mixer, tiled alcoves with inset downlighters above, close coupled wc, pedestal wash basin, contemporary towel radiator and UPVC double glazed window to the front.



From the inner landing a doorway leads through into a:

#### SECONDARY LANDING

Having built in storage cupboard, exposed timber purlin and secondary staircase descending to the rear hallway and oak door giving access into:

#### BEDROOM 2

13'10 x 11'7 (4.22m x 3.53m)



Having pitched ceiling with exposed timbers, double glazed skylight to the rear and low level double glazed windows to the front, central heating radiator.

#### EXTERIOR



The property occupies a pleasant position right at the heart of the village, set back on a slightly elevated but level plot with walled frontage, behind which lies a lawned garden with beautiful established magnolia tree.



Double gates give access onto a substantial driveway which sweeps to the front of the property and provides a considerable level of off road parking, leading to an attractive timber clad garage.



### **GARAGE / WORKSHOP**



Having up and over door, UPVC double glazed window to the side.

### **GARDEN / FORECOURT**



The remainder of the frontage has a gravelled seating area and rockery edged borders, with established trees and shrubs.

### **COUNCIL TAX BAND**

Melton Borough Council - Tax Band D.

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note, the small rear courtyard is rented from Belvoir estate and does not form part of the title of the property and any potential purchaser should not assume the lease will be extended. The rear elevation of The cottage is the official boundary. Any prospective purchasers who wish to purchase the property must assume there is no access or any entitlement to the land at the rear.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any

incorrect information provided by the individual sources.

Flood assessment of an area:\_  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>



**GROUND FLOOR**

**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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