



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

**£445,000**  
**Tel: 01949 836678**

**RICHARD  
WATKINSON  
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 majority of the garden lies to the front of the property and is partly laid to lawn with established shrubs and pleasant outlook across neighbouring paddock. To the rear of the property there is a further strip of garden which is rented from the Belvoir Estate.

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

Barkestone 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 and UPVC double glazed window to the front.

## UTILITY ROOM / WORKSHOP

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

A useful space having stone flagged floor, UPVC double glazed window, single French door to the front and double doors to the rear, housing upgraded gas central heating boiler, plumbing for washing machine, space for tumble drier.

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 wall and picket fence frontage behind which lies a lawned garden with beautiful established magnolia tree.



Gated access leads on to a 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



The remainder of the garden has gravelled seating areas and rockery edge borders with established trees and shrubs.

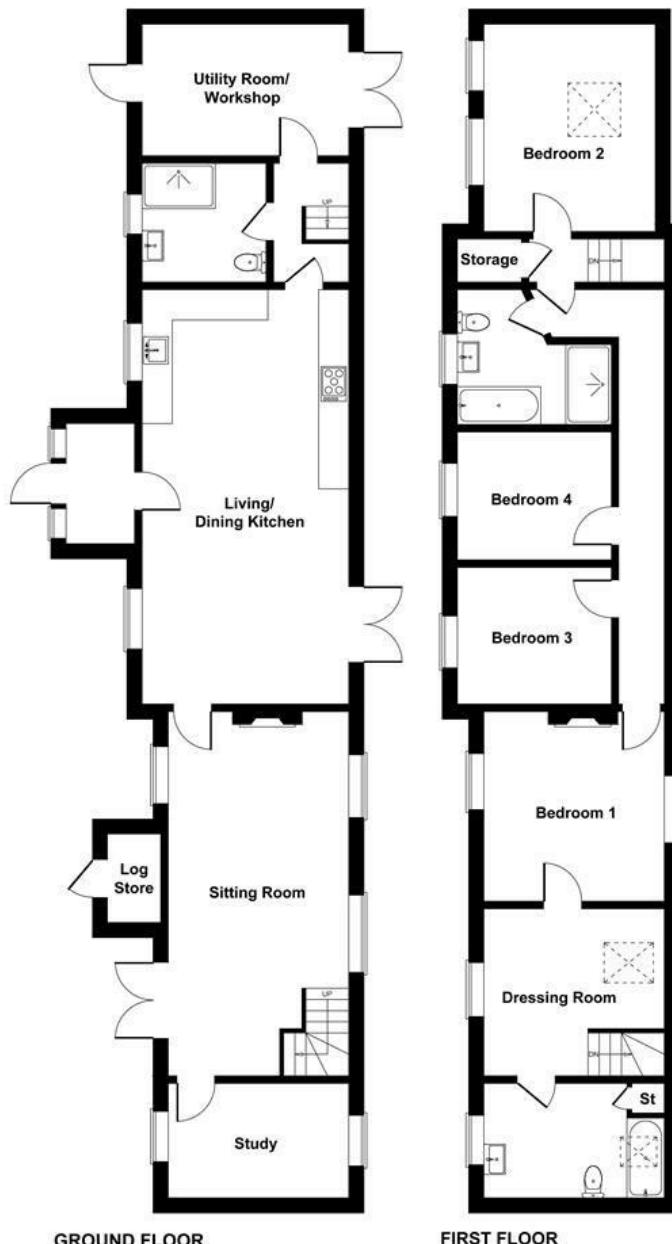
## REAR GARDEN



To the rear of the property is a strip of garden which runs the full length of the house, rented from the Belvoir Estate on an annual basis (currently approx £410 per annum). We understand that potentially this could continue, subject to consent, and any purchaser wishing to continue the lease would need to enquire with the Belvoir Estate .

## COUNCIL TAX BAND

Melton Borough Council - Tax Band D.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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	



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