

# DINGLE COTTAGE

HIGH STREET, BRAUNSTON



JAMES  
SELICKS

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A WONDERFULLY QUAIN T AND CHARACTERFUL, TWO-BEDROOM COTTAGE IN THE HEART OF THIS POPULAR RUTLAND VILLAGE, OOZING CHARM AND DISPLAYING AN ABUNDANCE OF ORIGINAL FEATURES.





## Dingle Cottage

10 High Street  
Braunston  
Oakham  
Rutland  
LE15 8QU

Fully Fitted Kitchen • Living Room • Two  
Bedrooms • Bathroom • An Abundance  
of Original Features • Pretty Landscaped  
Cottage Garden • On-Street Parking •  
Village Location •

### ACCOMMODATION

Step up from the pavement onto a stone path leading to the front door of the property with a small lawned area to the right-hand side. Enter the property into the delightful sitting room with an open fireplace and stone surround, ceiling beam and original sash window overlooking the village green to the front of the house.

A door from the sitting room leads into the breakfast kitchen with a quarry tiled floor, a range of fitted units under timber worktops, an integrated oven with electric hob over and a Belfast sink with mixer tap. There is a door opening out to the garden and a staircase leading to the first-floor landing.

To the first floor there are two bedrooms and a bathroom. The principal bedroom sits to the front of the property with a feature fireplace and a window overlooking the village green. Bedroom two sits to the rear with a window overlooking the cottage garden and a built-in storage cupboard.

Both bedrooms are served by the family bathroom that comprises a panelled bath with

shower over, wash hand basin and a low flush lavatory. There is also a loft that is fully boarded out.

### OUTSIDE

To the front there is a small lawned area with a stone path leading to the front door, facing the village green. To the rear there are steps from the back door leading up to the west-facing garden. The garden is predominantly laid to lawn with a patio area, a garden shed and an array of floral and shrub borders providing year-round interest. The garden is fenced, walled or hedged on all sides providing a great degree of privacy and security.

### LOCATION

The idyllic village of Braunston is just two miles from the pretty market town of Oakham, the capital of Rutland (the country's smallest county), voted one of the best places to live in England by the Sunday Times. Oakham and the surrounding area benefits from great transport links (Inc. A direct rail link to Kings Cross/St Pancras), excellent public and private schools and stunning countryside (Inc. Rutland water with its extensive range of outdoor pursuits).

### DIRECTIONAL NOTE

Take the Braunston Road out of Oakham and continue on this road until you enter the village of Braunston. On entering Braunston continue into the centre of the village and you will find number ten on your right-hand side opposite the red telephone box.

### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and electric heating.  
Council Tax Band B.





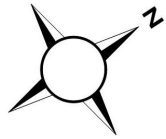




**Dingle Cottage, 10 High Street, Braunston, Oakham, Rutland LE15 8QU**

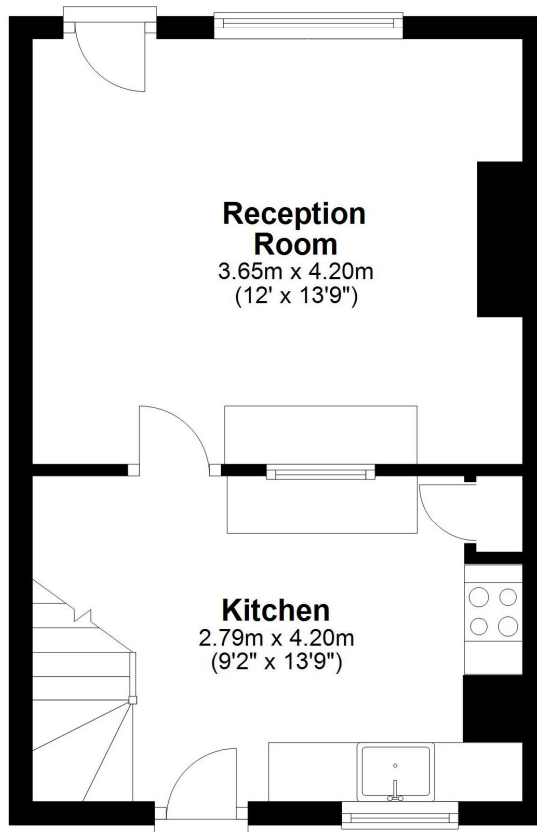
House Total Approx Gross Internal Floor Area = **591.3 ft<sup>2</sup> / 54.9 m<sup>2</sup>**

Measurements are approximate, not to scale, illustrative purposes only.



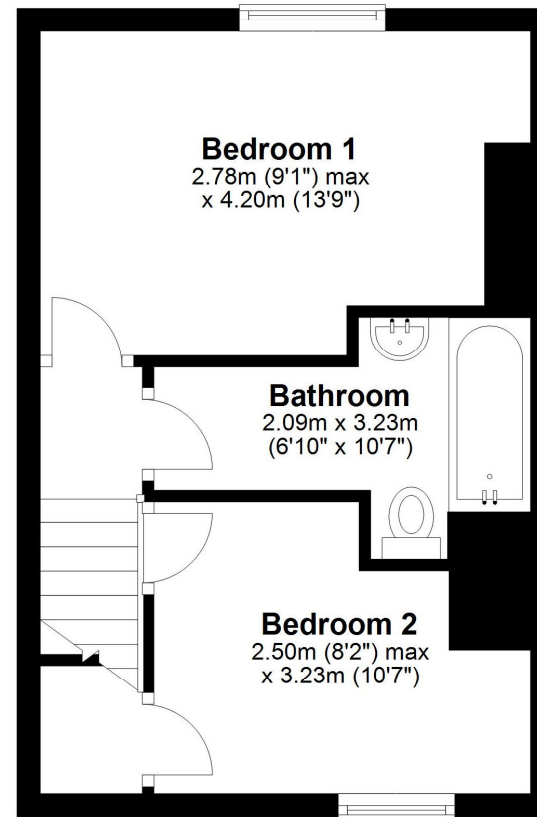
**Ground Floor**

Approx. 27.5 sq. metres (295.7 sq. feet)



**First Floor**

Approx. 27.5 sq. metres (295.7 sq. feet)



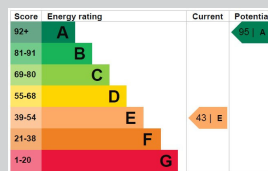




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### Measurements and Other Information

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.

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