



MULLION COTTAGE
MAIN STREET, BARROWDEN

JAMES
SELICKS



“...A CHARMING AND QUINTESSENTIAL
COTTAGE THAT BALANCES CHARACTER AND
COMFORT IN AN EXCEPTIONAL SETTING ...”

Tucked discreetly behind its traditional stone façade, Mullion Cottage is a beautifully presented two-bedroom period cottage set in the very heart of one of Rutland's most coveted villages. Unassuming from the roadside, the property reveals its full charm the moment you step through the garden gate and into the south-facing garden, where the honey-coloured stone glows warmly in the sunlight.

Kitchen Dining Room • Living Room • Two Bedrooms • Family Bathroom •
Private Rear Garden • Sought After Village Location • Outdoor Storage • Off
Road Parking • EPC - D •

Accommodation

Inside, the cottage offers surprisingly generous accommodation, rich in character and thoughtfully finished throughout. The ground floor centres around a wonderfully inviting sitting room, complete with exposed beams and a wood-burning stove that anchors the space with rustic elegance. The adjoining kitchen is a classic shaker design, featuring timber worktops and a timeless aesthetic that complements the cottage's heritage. Both rooms enjoy views across the private garden, creating a seamless connection between indoors and out.

Upstairs, two well-proportioned double bedrooms are served by a stylish and contemporary bathroom, offering comfort and refinement in equal measure.

Outside

Opposite the cottage, a charming stone outbuilding provides excellent additional space. Currently used for storage but has electricity and heating, so offers exciting potential as a home office, creative studio, or even supplementary accommodation, subject to the necessary consents.

Just beyond the garden, the property benefits from private off-road parking and valuable asset in such a sought-after village setting.



Location

Barrowden is an exceptionally attractive Rutland village set beside the tranquil River Welland, perfectly positioned just off the A47 between the market town of Uppingham and the extremely popular Georgian town of Stamford. With a thriving community of around 600–700 residents, the village offers an appealing blend of rural charm and everyday convenience. At its heart, Barrowden enjoys a strong sense of community, supported by an excellent range of amenities including a parish church, village hall, doctor's surgery, well-stocked shop, mobile library, recreational field with cricket club, and the much-loved Exeter Arms pub. The village's roots stretch back to the eleventh century, and this rich heritage is reflected in its traditional stone architecture, peaceful lanes, and timeless village green. Sought after for its beauty, history, and welcoming atmosphere, Barrowden offers an idyllic setting for those seeking an authentic village lifestyle within easy reach of wider transport links and neighbouring towns.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band B

Tenure

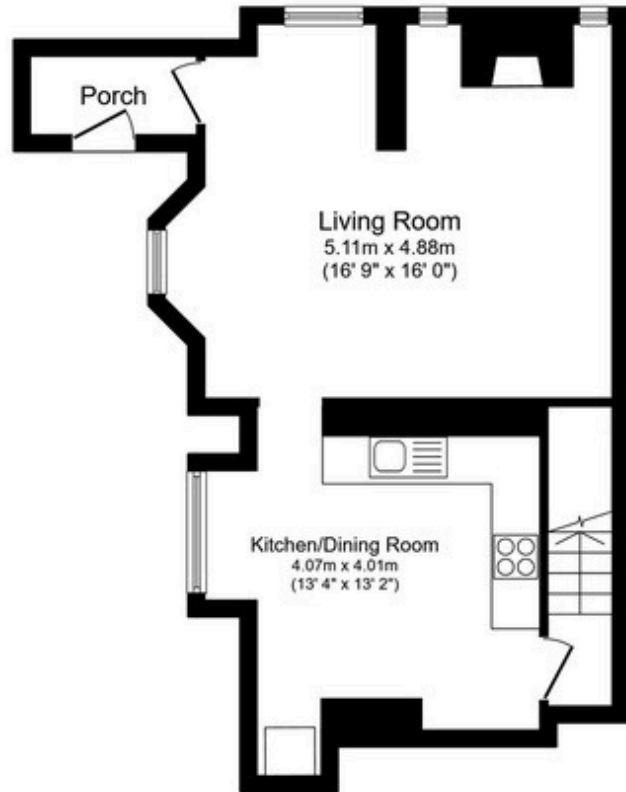
Freehold



Mullion Cottage, 13a Main Street, Barrowden, LE15 8EQ

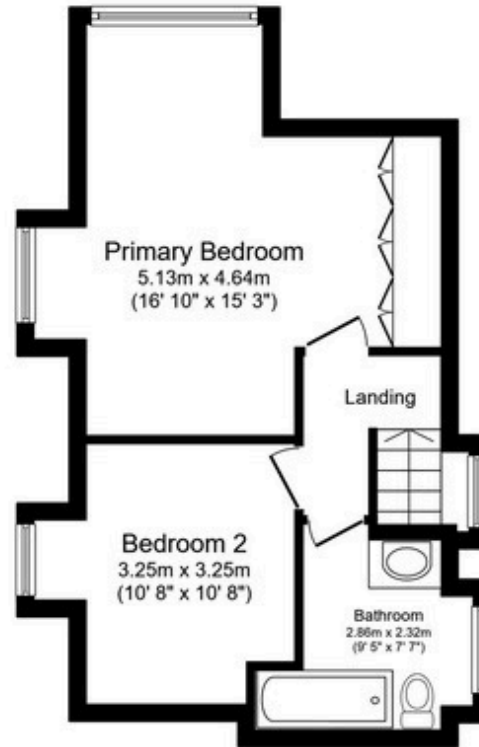
House Total Approx. Gross Internal Floor Area incl. Outbuilding = 998 ft² / 92.7 m²

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



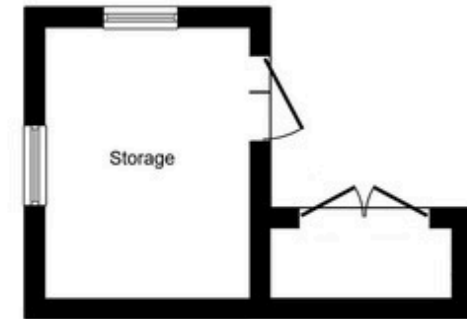
Ground Floor

Floor Area 45.7 sq.m.(492 sq.ft.)



First Floor

Floor Area 37.5 sq.m. (404 sq.ft.)



Outbuilding

Floor area 9.5 sq.m. (102 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.