



ALSTOE COTTAGES
MAIN STREET, TEIGH

JAMES
SELICKS



“... THREE-BEDROOM, SEMI-DETACHED HOME ...”

A deceptively spacious three-bedroom semi-detached home with a mature west-facing garden and countryside views, set within the quaint village of Teigh.

Open Plan Living Kitchen • Three Reception Rooms • Utility/Downstairs Cloakroom • Three Bedrooms • Family Bathroom • West Facing Garden • Countryside Views • Double Garage • Village Location • EPC - C •

Accommodation

Enter the property via an entrance hall, with doors leading to the ground-floor accommodation. To the right is the open-plan living kitchen, a bright and versatile space with room for both dining and relaxed seating. The kitchen is fitted with a range of timber units and provides space for freestanding appliances, while a dual aspect allows for plenty of natural light. The room flows seamlessly into the main dining room, which enjoys views over the garden and has French doors opening onto the patio. A cosy snug with a feature fireplace and log-burning stove adjoins the dining room, creating an excellent family and entertaining space.

A further reception room is positioned to the rear of the property and is currently utilised as a study, although it would lend itself to a variety of uses. Completing the ground floor is a useful boot room with external access to the side of the property, together with a utility room incorporating a downstairs cloakroom.

To the first floor are three bedrooms and a family bathroom. The principal bedroom benefits from extensive built-in wardrobes, while all three bedrooms enjoy delightful views over the garden and the surrounding countryside. The family bathroom is fitted with a shower bath, wash hand basin, low-flush WC and heated towel rail.

Outside

Externally, the property enjoys gardens to both the front and rear. The front garden is laid mainly to lawn and is complemented by mature borders, specimen trees and established hedging, creating a private and fully enclosed setting. A pathway to the side of the property provides access to the rear garden.

The beautifully landscaped rear garden enjoys a desirable west-facing orientation, allowing for sunshine throughout much of the day and into the evening. A paved patio adjoins the rear of the property, providing an ideal space for outdoor dining and entertaining. At the far end of the garden is a detached double garage, accessed via a separate driveway located further along Main Street.



Location

The charming small conservation village of Teigh comprises predominantly stone properties with a delightful parish church. Designated a Thankful Village, a phrase coined by the writer Arthur Mee in the 1930s, Teigh is one of 32 villages in England and Wales from which all their members of the armed forces survived the Great War. The village is six miles to the north of the market town of Oakham and Rutland Water, whilst Uppingham (11 miles) and Stamford (16 miles) are also easily accessible. These market towns form a triangle around Rutland Water and provide a wide range of shopping and cultural facilities, each renowned for their famous public schools; Communications are excellent. The A1 is approximately seven miles away, whilst there is a choice of easily accessible mainline rail train services, to London Kings Cross from Grantham (16 miles) or Peterborough (28 miles), or indeed to London St Pancras from Corby (19 miles).

Services & Council Tax

The property is offered to the market with mains electric, mains water, private drainage and gas-fired central heating.

Rutland County Council – Tax Band C

Tenure

Freehold



2 Alstoe Cottages, Main Street, Teigh, Oakham, Rutland LE15 7RT
House Total Approx. Gross Internal Floor Area incl. Garage = **1652 ft² / 154 m²**
Measurements are approximate, not to scale, for illustrative purposes only.





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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.