



SPRING COTTAGE

THE SQUARE, SOUTH LUFFENHAM

JAMES
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

SPRING COTTAGE IS A CHARACTERFUL FOUR-BEDROOM STONE COTTAGE SET IN PRETTY GARDENS WITH A DETACHED ONE-BEDROOM ANNEXE NESTLED INTO THE HEART OF THIS POPULAR SOUTH RUTLAND VILLAGE.



Spring Cottage

3 The Square, South Luffenham,
Oakham, Rutland LE15 8NS

Dining Room • Sitting Room • Kitchen •
Boot Room • Master Bedroom & Ensuite • Two
Further Double Bedrooms • Family Bathroom •
Annexe • Parking • Cottage Gardens •

MAIN COTTAGE

Enter the property through a wooden door and into the dining hall with quarry tiled floor, a brick fireplace housing a wood burner and stairs rising to the first floor. Doors from the dining hall reach into both the sitting room and kitchen, making this room a real centre point for the property. The kitchen sits to the rear and offers an elegant range of floor standing and wall mounted cupboards and drawers sitting under solid wooden worktop with a striking tiled splash back. There is a space for a large range cooker and a tall American style fridge freezer. A Belfast sink with mixer tap over sits under the window affording great views out onto the garden.

The kitchen then flows into both the sitting room and the boot room. The light and airy oak boot room is glazed to one side with French doors opening onto the terrace and garden beyond. It offers ample opportunity for storage and is currently in use as the main entrance for the property. The cosy cottage sitting room has a beamed ceiling, solid wooden floors and a stone fireplace with a wood burner inset.

To the first floor the accommodation comprises three double bedrooms. The master bedroom is a generous double with fitted wardrobes and a fully tiled ensuite shower room with low flush WC and wash basin set into. Two further double bedrooms share the family bathroom with free standing roll top bath with shower over, a low flush WC and a wash hand basin set into a large storage unit.

ANNEXE

The property's accommodation is complemented by a detached annex which comprises an open plan kitchen living space on the ground floor with a separate shower room. Stairs lead up to the first-floor space offering a good-sized double bedroom.

PLANNING APPROVAL

Plans have been drawn up and planning approval given for an extension to the kitchen and these plans are available upon request.

OUTSIDE

To the outside of the property there is a terraced area sitting off the garden room whilst the garden is mainly laid to lawn with mature shrubs and trees providing year-round interest. There is off-road parking for three cars on the gravel drive plus raised vegetable beds, a pretty timber summer house and further storage sheds.

The property also offers an electric car charging point sited on the driveway.

LOCATION

South Luffenham is one of the most sought-after villages on the south side of Rutland Water comprising older style character properties. There are two popular public houses, with the local primary school being in the next-door village of North Luffenham. Rutland Water provides an abundance of water sport activities including sailing, windsurfing and fishing. The picturesque, historic market towns of Uppingham, Stamford and Oakham are four, seven and nine miles away respectively, provide for local shopping, and an excellent choice of schools. An easy drive along the A47 into Peterborough provides access to the East Coast mainline - 50 minutes into London.

DIRECTIONAL NOTE

From Oakham take the A6003 signposted to Uppingham. At the main Uppingham roundabout take the first exit onto the A47. Continue on this road through the village of Glaston and further on taking a left turn onto the A6121 at Morcott which will lead you into South Luffenham. Take a left-hand turn at The Coach House onto Back Lane and follow it until you see Frisby Lane on the right-hand side. Take this right turn and continue down Frisby Lane until you reach a dead end and it turns into The Square. Take the left-hand gravel drive and the drive for Spring Cottage is off to the left.

SERVICES & COUNCIL TAX

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





Spring Cottage, 3 The Square, South Luffenham, Oakham, Rutland LE15 8NS

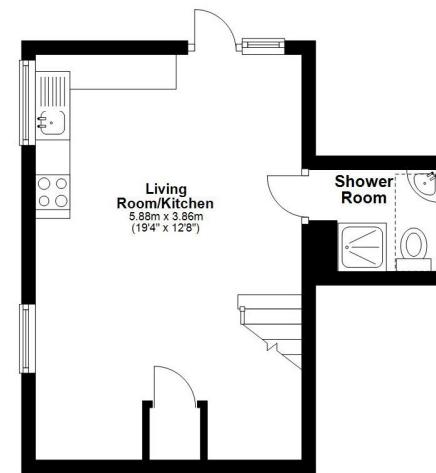
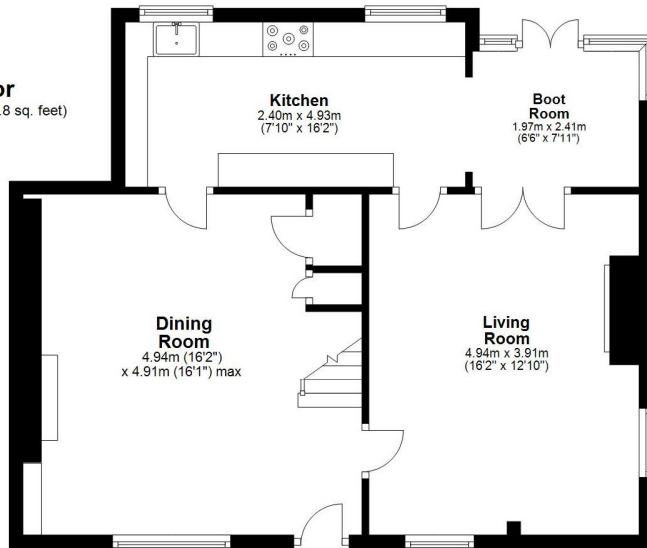
House Total Approx. Gross Internal Floor Area = 1785.1 ft² / 165.8 m²

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



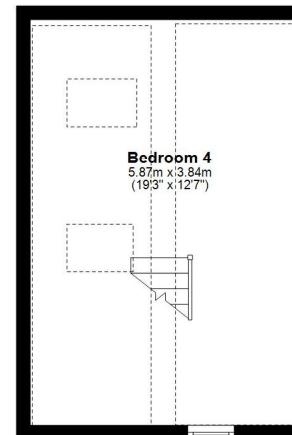
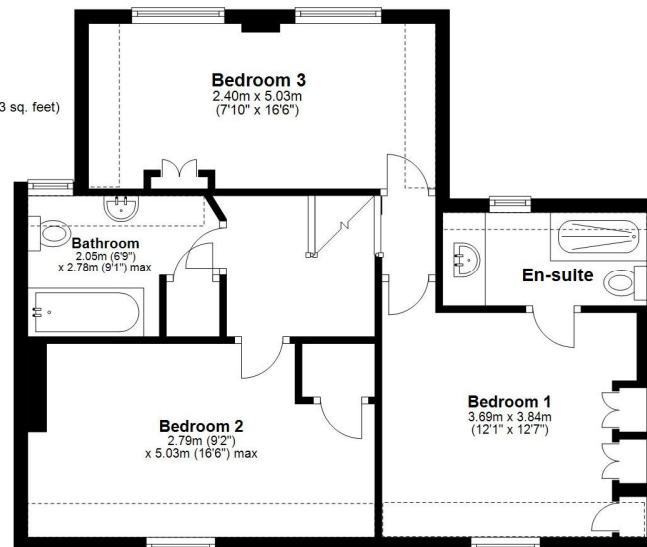
Ground Floor

Approx. 87.2 sq. metres (938.8 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.3 sq. feet)





ANEXE

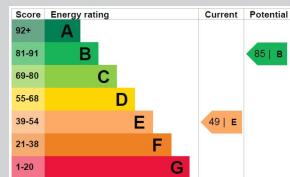


JAMES
SELLICKS

www.jamessellicks.com

Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamessellicks.com

Market Harborough Office
01858 410008
Leicester Office
0116 285 4554
London Office
0207 839 0888



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

SALES • LETTINGS • SURVEYS • MORTGAGES