



THE ANCHORAGE
MAIN STREET, COTTESMORE

JAMES
SELICKS



“... FIVE-BEDROOM PERIOD PROPERTY ...”

The Anchorage is a charming five-bedroom period property of limestone and red-brick construction, occupying a generous and established plot of just over a quarter of an acre, complete with a gated driveway and detached purpose-built office, situated in the popular village of Cottesmore.

Breakfast Kitchen • Four Reception Rooms • Utility Room, Downstairs Cloakroom
• Five Double Bedrooms • Two Bathrooms, One Ensuite • Detached Purpose-Built Office Building • Double Garage & Outbuildings • Gated Driveway • Well Established Gardens & Generous Plot • Village Location •

Ground Floor

The property is bursting with character throughout, featuring exposed beams, stone flooring and a wealth of original period features, all beautifully complemented by the current owners' renovations to create a comfortable modern home.

A spacious entrance hall provides access to the various ground floor rooms. The kitchen sits at the heart of the home and is fitted with a comprehensive range of pippy oak units, complemented by integrated appliances and space for a range-style cooker and retro fridge freezer. A door from the kitchen leads into the breakfast room, which enjoys pleasant views over the garden.

To the front of the property are two generous reception rooms, comprising a living room and a snug. Both are filled with natural light and benefit from log-burning stoves, with the principal living room centred around a charming inglenook fireplace. To the rear of the property is a well-proportioned dining room overlooking the garden, featuring a dual-sided log burner shared with the breakfast room.

The ground floor accommodation is completed by a useful utility room with additional storage and space for white goods, a pantry and a cloakroom/WC.



First Floor

The first floor is accessed via two separate staircases. The original, old pine staircase rises from the front of the property onto a large landing area and leads to three double bedrooms, two of which benefit from built-in wardrobes. The primary bedroom is served by an en-suite shower room, whilst the remaining two bedrooms are served by a well-appointed family bathroom. The secondary staircase leads to a separate landing, providing access to two further double bedrooms and an additional bathroom, offering flexibility for guests, older children or multi-generational living.

Outside

Externally, the property occupies a generous and beautifully established plot extending to just over a quarter of an acre. The grounds are fully enclosed by a combination of stone and brick walls together with timber fencing, creating a wonderful sense of privacy and seclusion. The property is approached via double timber gates opening onto a cobbled apron and gravelled driveway, providing ample off-road parking and access to the double garage.

The gardens have been thoughtfully arranged into three distinct areas. To the right-hand side of the driveway is the principal lawned garden, complemented by mature planting and a summer house perfectly positioned to enjoy all day sunshine. Beyond the house, on the opposite side of the driveway, is a further lawned area with a beautifully landscaped and secluded seating terrace, ideal for outdoor entertaining and al fresco dining. This area flows into a further area with a woodland feel, featuring established trees, well-stocked borders, a stream with bridges and meandering pathways. Offering a high degree of privacy, this peaceful section provides a wonderful contrast to the lawned and patio areas. The garden is completed by a charming, small gravelled garden area with an established raised bed and a small space for outdoor seating which catches the evening sun.

Purpose-Built Office Building

Completing the property's accommodation, and worthy of special mention, is the purpose-built detached office building, currently utilised as a home office by the vendors. Being fully self-contained and benefiting from its own kitchenette and WC, it offers exceptional versatility and could be adapted for a variety of uses, including ancillary accommodation, a holiday let (subject to the necessary consents), a studio, or independent living space for older children or visiting family members.

“... GENEROUS AND BEAUTIFULLY
ESTABLISHED PLOT ...”



Location

Cottesmore is a pretty village to the east of Oakham, set in charming Rutland countryside. It enjoys excellent travel links, being just three miles from the A1(M). The nearby Peterborough station on the East Coast Mainline provides direct access to London in under an hour. The village boasts a strong community spirit and a range of amenities including an excellent public house, a primary school, a garage, a shop/post office, and a first-class fish and chip shop. Residents also benefit from proximity to Rutland Water and the vibrant market towns of Oakham and Uppingham, offering shops, restaurants, and schools.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. The office building is equipped with electric heating.

Rutland County Council – Tax Band G

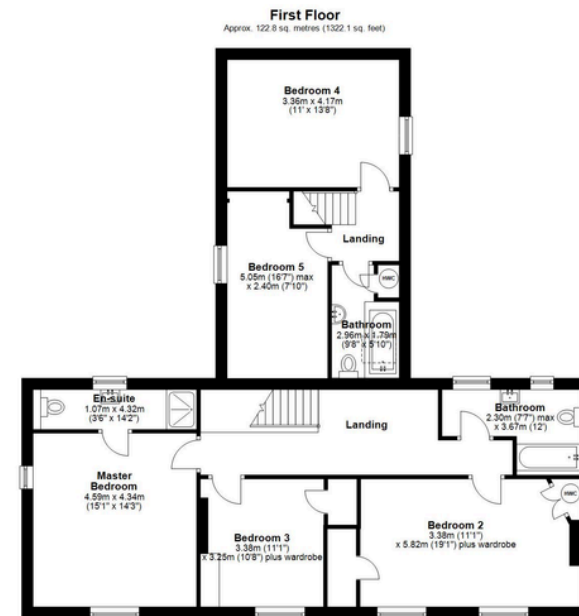
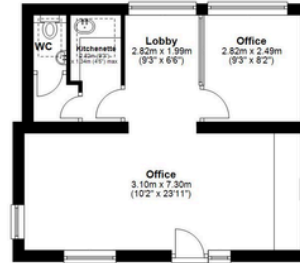
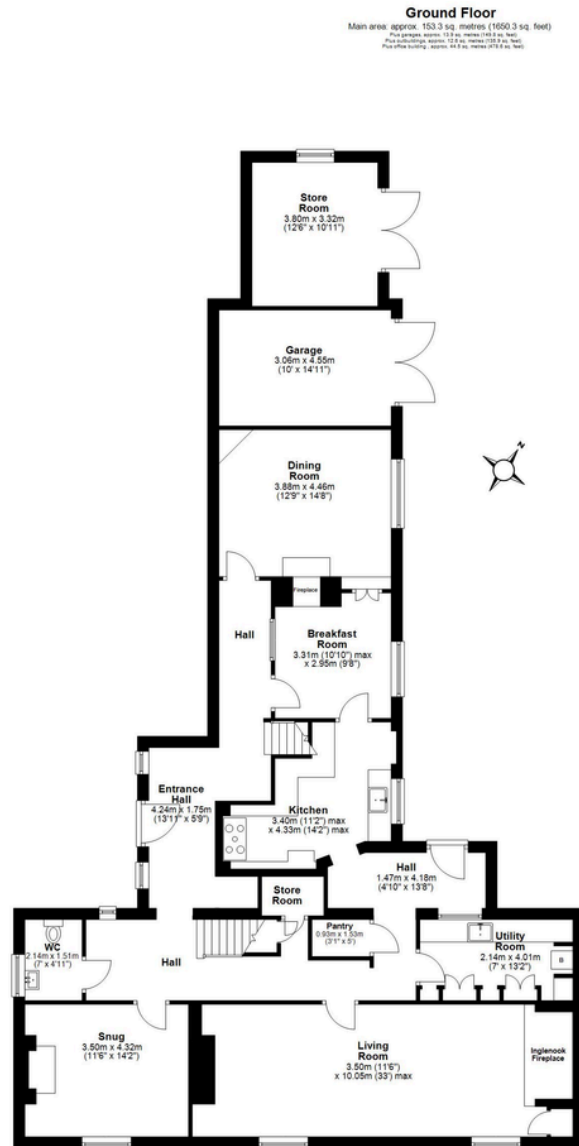
Tenure

Freehold





The Anchorage, 46 Main Street, Cottesmore, Oakham, Rutland LE15 7DJ
 House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = 3258 ft² / 303 m²
 Office Building Total Approx. Gross Internal Floor Area = 479 ft² / 45 m²
 Measurements are approximate, not to scale, for illustrative purposes only.



Main area: Approx. 276.1 sq. metres (2972.4 sq. feet)

Plus garage: approx. 13.0 sq. metres (140.0 sq. feet)
 Plus outbuildings: approx. 13.0 sq. metres (140.0 sq. feet)
 Plus office building: approx. 44.5 sq. metres (478.6 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.