

MAIN STREET

BISBROOKE, RUTLAND

JAMES SELLICKS



"... Character, Charm And Village Living ..."

Set in the heart of Bisbrooke, just a couple of miles from Uppingham, this attractive ironstone cottage offers the chance to enjoy the charm of a traditional Rutland village, with countryside walks and the independent shops and cafés of the nearby market town close at hand. Behind its arched iron gate, the two-bedroom home combines cosy cottage interiors, a characterful kitchen and an enclosed courtyard garden, alongside two detached outbuildings offering exciting potential for a home study or utility room and boot room.

Attractive Ironstone Cottage • Sitting Room with Exposed Beam and Carved Stone Fireplace • Kitchen • Ground Floor Shower Room • Two Bedrooms • Lawned Front Garden • Enclosed Paved Rear Courtyard • Two Additional Outbuildings

Accommodation

The front door opens straight into the sitting room, a cosy and characterful space that feels made for quieter evenings and relaxed weekends. An exposed timber beam crosses the ceiling, while wall lights and a deep-set window overlooking the front garden add to its cottage appeal. At its heart, a carved stone fireplace provides a lovely focal point, giving the room a traditional feel.

The kitchen is very much the heart of the home, with Shaker-style units, wooden worktops and a Belfast sink set beneath the window. An exposed timber beam brings plenty of character, while the breakfast bar offers somewhere to perch with a coffee, enjoy a quick breakfast or catch up while dinner is prepared. There is space for a dishwasher, and two windows keep the room light and welcoming. The staircase rises from here to the first floor.

A stable door leads from the rear porch out to the courtyard, making this a handy spot for muddy boots and coats after a walk in the surrounding countryside. The ground floor shower room is fitted with a quadrant shower enclosure with rainfall and handheld shower heads, a pedestal wash hand basin and a low-flush WC.

Upstairs, two bedrooms sit beneath the cottage's sloping ceilings, each offering its own character. The principal bedroom is the larger of the two, while the second bedroom has a deep-set window with a wide sill, a lovely reminder of the thickness of the old stone walls.
In addition to the main cottage, two outbuildings offer exciting potential to create further practical and flexible spaces. The larger is intended as a utility room or home study and is already equipped with central heating, electricity, lighting, plug sockets, including countertop sockets ready for installation and plumbing for a sink.

The second outbuilding was designed as a boot room, with electricity, lighting and a towel radiator already installed. With some finishing touches, it could become a particularly handy space for storing walking boots, coats and outdoor essentials, especially after muddy countryside walks.





Outside

An arched iron gate opens onto a pathway leading to the front door, with a lawned garden to one side, framed by an ivy hedge and stone boundary wall. The space beneath the front window provides room for a small table and chairs.

To the rear, an enclosed paved courtyard features raised planted beds and traditional stone walls, providing a private spot to sit outdoors. Two small storage sheds, accessed from the rear of the property, offer useful additional space.

Location

Bisbrooke is a charming Rutland village situated a couple of miles east of Uppingham. With its traditional village green and the Grade II listed Church of St John the Baptist, it offers a lovely sense of community, with the green regularly providing a focal point for village gatherings, social events and activities. The neighbouring market town of Uppingham is particularly well regarded for its independent shops, bookshops, delis and cafés, alongside the well-known Uppingham School. Oakham, Rutland Water and Stamford are also within easy reach by car, offering everything from waterside walks and outdoor pursuits to market-town shopping and places to eat.

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



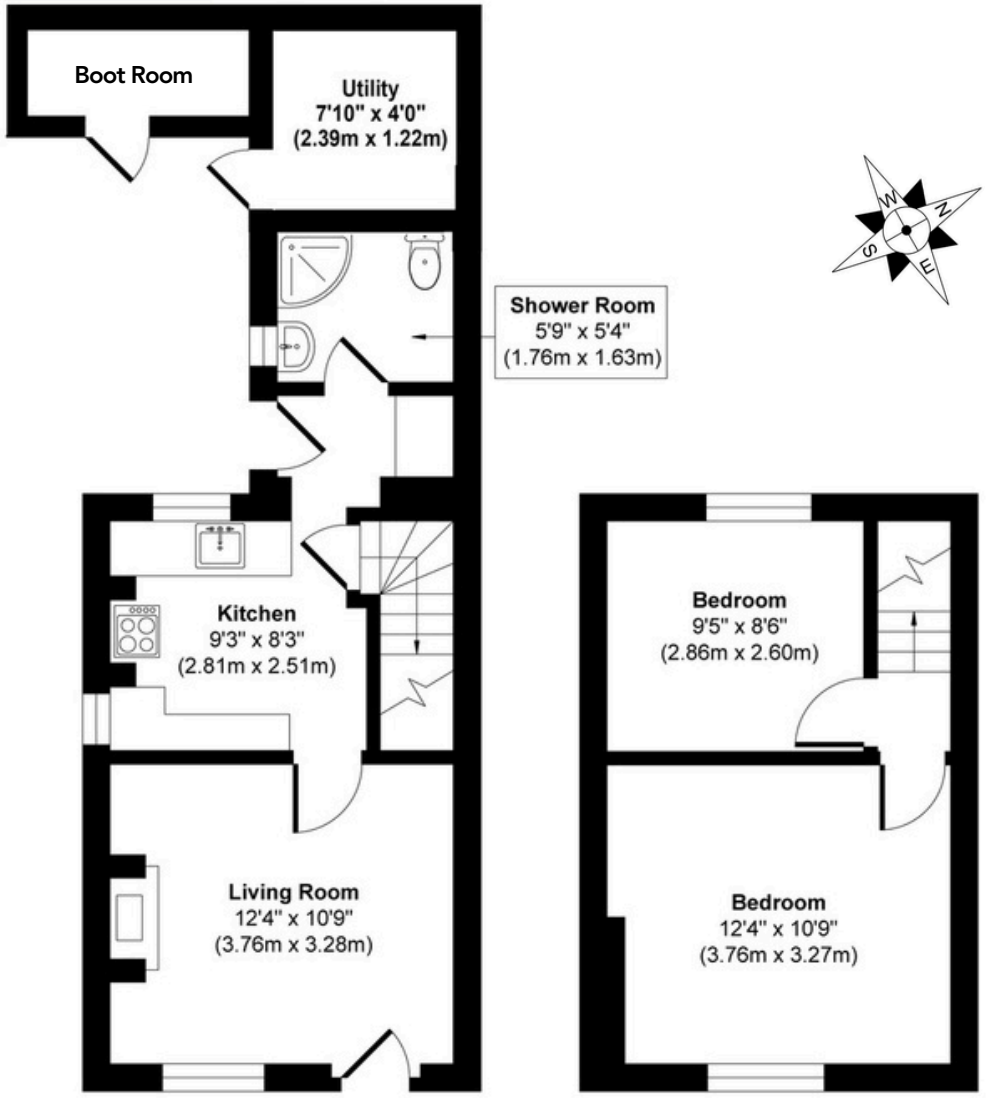




20 Main Street, Bisbrooke, Oakham, LE15 9EP

House Total Approx. Gross Internal Floor Area incl. Garage = **546 ft² / 51 m²**

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









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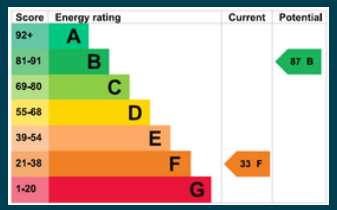
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Measurements and Other Information

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.