

22 CHAPEL LANE

BARROWDEN

KING WEST

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A charming link-detached, stone-built cottage offering potential in abundance, requiring complete renovation and modernisation throughout, with established gardens to the front and rear, situated in the sought-after Rutland village of Barrowden.

22 Chapel Lane

Barrowden, Oakham, Rutland, LE15 8EB

Uppingham (5.5 miles), Stamford (8.5 miles), Oakham (11 miles), Peterborough (17 miles) (Trains to London Kings Cross in approx. 50 minutes), Leicester (25 miles). (All times and distances are approximate).

- Unlisted, link-detached cottage requiring complete renovation and modernisation
- Built of stone beneath a primarily Collyweston slate roof
- An ideal opportunity for those with a larger budget seeking a comprehensive renovation
- Ground-floor accommodation comprising sitting room, kitchen, utility area and bathroom
- Two first-floor bedrooms, with the second accessed through the principal bedroom
- Established gardens to both the front and rear
- Peacefully positioned along picturesque Chapel Lane
- Situated in the highly sought-after Rutland village of Barrowden

Situation

Chapel Lane occupies a delightful position within the much sought-after Rutland village of Barrowden, widely regarded as one of the county's most picturesque villages, set amidst gently rolling hills and attractive open countryside. The village offers a range of local amenities, including a doctor's surgery and pharmacy, village shop and the popular Exeter Arms public house, whilst the nearby market towns of Uppingham, Stamford and Oakham provide weekly markets together with an excellent selection of shopping, cafés and restaurants.

The area is particularly well regarded for its excellent schooling, with Brooke Priory School approximately 20 minutes away and Stamford Junior School around 13 minutes away, offering a school bus service from Barrowden. Senior education is available at the renowned Stamford Endowed Schools, Oakham School and Uppingham School, all within convenient reach.

For leisure pursuits, the internationally renowned Rutland Water Nature Reserve offers an exceptional range of outdoor activities, including sailing, fishing, cycling, nature walks and birdwatching, together with a variety of visitor and activity centres. Golf enthusiasts are particularly well catered for, with Luffenham Heath Golf Club just five minutes away, alongside Burghley Park and Greetham Valley Golf Clubs.

For commuters, Stamford provides rail services to Peterborough and the Midlands, whilst the Cathedral City of Peterborough, to the east, offers comprehensive shopping and leisure facilities, together with frequent high-speed rail services to London King's Cross, with journey times from approximately 50 minutes. The city of Leicester lies to the north-west, providing further extensive amenities and transport connections.

Description

Quietly positioned along picturesque Chapel Lane, this charming link-detached, stone-built cottage offers an exciting opportunity for complete renovation throughout.

The ground-floor accommodation comprises a sitting room, kitchen, utility area and bathroom. To the first floor are two bedrooms, with the second bedroom accessed through the principal bedroom, presenting potential for alternative use as a dressing room or study.

Outside, the property benefits from established gardens to both the front and rear. The front garden is enclosed by a stone wall and timber fencing, with a paved pathway leading to the entrance. The generous rear garden is predominantly laid to lawn and bordered by mature hedging, providing a good degree of privacy.

KITCHEN 3.60m x 2.25m
SITTING ROOM 2.60m x 3.95m
UTILITY AREA 2.30m x 1.60m
BATHROOM 2.15m x 1.70m

BEDROOM 1 3.65m x 3.95m
BEDROOM 2/ STUDY 2.95m x 2.35m
This room is accessed through the principal bedroom
LANDING 1.55m x 1.65m

General Remarks

Council Tax

Band C

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Services

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

Statutory Authority

Rutland County Council

Tenure

Freehold, with vacant possession on completion.

Directions

From Stamford, take the A6121 towards Ketton and continue through the village. On reaching South Luffenham, turn left onto Barrowden Lane, continuing straight ahead onto Luffenham Road. Turn left onto Main Street, then take the next left onto Chapel Lane. Number 22 can be found on the right-hand side.

Viewing

The property may only be inspected by prior arrangement through King West.

What Three Words

Heartened.managed.refusals

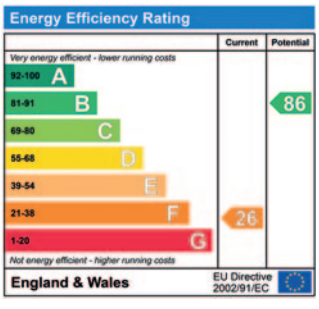
Agent's Note

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