



Courtyard Cottage, Exton

Nestled in a secluded spot within its own charming walled gardens, Courtyard Cottage offers a unique blend of character and privacy. Converted into residential accommodation in 1989, this stone-built cottage with its classic pantile roof exudes rustic charm while offering modern comforts.



FEATURES

- Historic Stone Cottage with Rustic Appeal
- Bespoke Kitchen with Electric Aga
- Characterful Living Room with Log Burner
- Dual-Purpose Shower and Dressing Room
- Elegant Master Bedroom
- Charming Walled Gardens
- Private Driveway with Oversized Garage
- Prime Village Location Near Rutland Water



Entering through a solid Oak hand built stable door leading into the porch that doubles as a versatile office space, complete with built-in shelving that can serve as an office nook.

The recently re fitted custom kitchen is equipped with an electric programmable Aga and a range of units, offering a practical and stylish cooking space.

Through the kitchen is a spacious, panelled living room. Tumbled limestone floors run underfoot with original beams over head. The room is centred by a fantastic fireplace, housing a log burner.

A re designed walk through shower room links the kitchen to the master bedroom. As well as a spacious stand alone shower, the room doubles as a walk in dressing room.

The master bedroom can be found past the shower room and has been finished with the same stylish panelling as the kitchen and living room.



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Accessed via Blacksmith's Lane, the property features a drive leading to wooden gates, revealing a private parking area and double garage with an electric door and loft storage, would suit a classic car enthusiast. The cottage is complemented by a beautifully planted courtyard garden to the north-east, adorned with climbing plants and well-maintained flower beds.



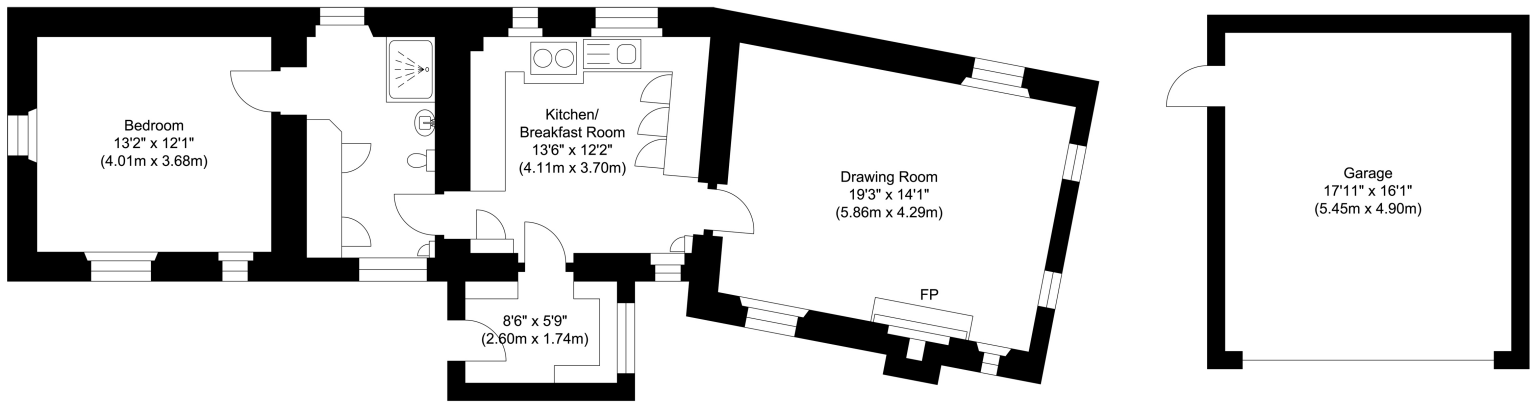
Exton is a charming Rutland village lying approximately 4 miles to the east of Oakham. The uniqueness of the village is demonstrated by the fact that parts are included in the Conservation Area. Within the village there is a school and the famous public house, Fox & Hounds. For other facilities, these are available in Oakham and include a good range of shops, schools, dentists etc... Rutland Water lies approximately 1 mile to the south of Exton and there one can enjoy fly fishing, sailing, windsurfing or just a stroll around the shores of the lake. There are no fixed speed cameras in Rutland, many hostelryes and National Trust sites within easy reach. For commuters, there is a British Rail terminal in Oakham where there are services to Leicester, Birmingham and Peterborough, and at the latter point there are good train services to London, King's Cross, the journey time taking about an hour. For road commuters Oakham is within easy distance of a number of centres including Stamford, Leicester, Melton Mowbray, Uppingham, Corby, Peterborough and Cambridge only one hour away.



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Ground Floor
Approximate Floor Area
801.00 sq. ft
(74.00 sq. m)

Outbuilding
Approximate Floor Area
287.00 sq. ft
(27.00 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	8	
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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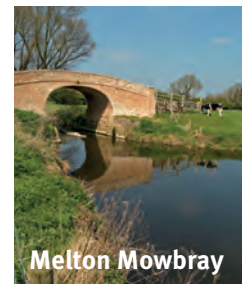
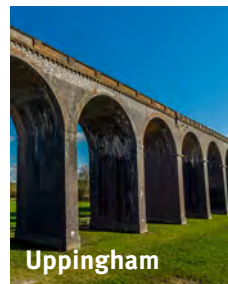
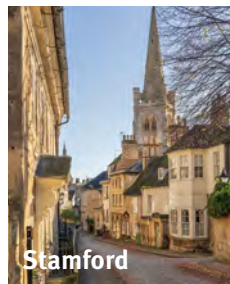
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