



A stunning semi detached Grade II-listed cottage

Post Office & Telegraph Office, Ketton Road, Hambleton, Oakham, LE15 8TH

Freehold

savills

Hallway/Dining Room • kitchen • two reception rooms
• cellar • three bedrooms • bathroom • potential annexe
• cloakroom • garden • EPC – exempt

Situation

The property is situated within the charming village of Hambleton within the lovely area of Rutland Water, 12 miles west of Stamford amidst attractive countryside. The village has an active community with a well-regarded hotel, church, pub and Michelin-starred restaurant, with further amenities including a hospital, superstore, shops and schooling available in nearby Oakham (3 miles). Rutland Water surrounds the village on three sides, where one can enjoy sailing, bird watching, fishing, windsurfing or fine walks, among many other activities and interests. The commute to London Kings Cross from Peterborough station (25 miles) is from 50 mins, whilst Stamford station has hourly Midlands Cross Country services to Cambridge.

Description

This very lovely early 20th century Arts & Crafts cottage has beautiful views over Hambleton village church and is in a fabulous setting for enjoying the scenery and ample leisure opportunities of Rutland Water. The property is Grade II-listed and has retained much of its former character as the original village Post Office, including signage, ornate windows and a fabulous front door, whilst being renovated to a very high standard by the owners who have used the

property as a holiday let. Of particular note is the kitchen/diner, with its range cooker (Neptune Kitchen) and ample storage, and the attractive radiators which complement the history of this truly special home. The accommodation comprises an entrance hallway/dining room with cloakroom/WC, family room, sitting room, kitchen/diner and cellar. Upstairs there are three good-size bedrooms and a modern bathroom. There is also a useful potential annexe, with electricity and plumbing, which is as yet undeveloped (planning was granted for refurbishment, this has expired, plans available).

Outside

The house has excellent kerb appeal with many of the original elements of the Post Office remaining and a red telephone box (now defibrillator) outside. There is on street parking available and a fabulous enclosed garden which features a south-facing terrace, small trees and shrubs and lovely views over the village church.

Tenure: Freehold

Services: Mains electricity, water and drainage.
Oil fired central heating

Local Authority: Rutland Country Council





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Approximate Area 134.0 sq m / 1442 sq ft

Cellar 8.0 sq m / 86 sq ft

Annexe 28.6 sq m / 308 sq ft

Total 170.6 sq m / 1836 sq ft

Including Limited Use Area (10.8 sq m / 116 sq ft)

James Abbott

Savills Stamford

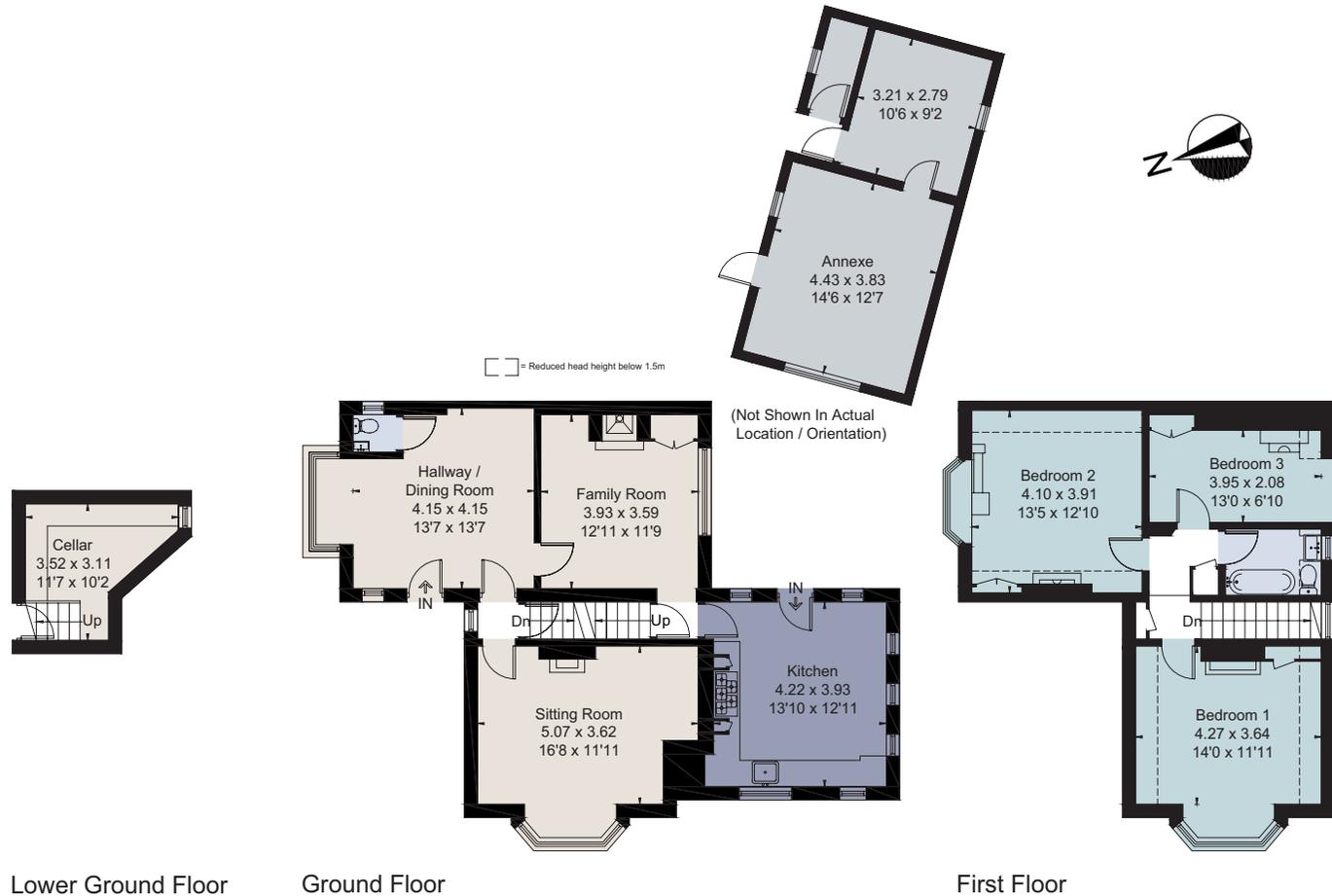
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