



Walnut Cottage, 4 Walnut Close, Bisbrooke, Rutland, LE15 9EX
Offers In Excess Of £425,000



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Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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Charming detached character property occupying a large plot with garage, ample off-road parking and delightful wrap-around gardens enjoying countryside views on the edge of this picturesque Rutland village, just 1 mile from the historic market town of Uppingham.

**** 2 Reception Rooms * Kitchen * Utility * 3/4 Bedrooms * Dressing Room with Balcony * 2 Bathrooms ****



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Walnut Cottage was extended over the years and offers today flexible, generously proportioned three-/four-bedroom accommodation in need of general modernisation and updating. The size of the plot allows for potential to extend the existing accommodation further, subject to necessary planning consent.

Benefiting from gas-fired central heating system, the interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Inner Lobby, Living Room with inglenook, separate Dining Room/potential Bedroom Four, Side Entrance, Bathroom, Kitchen, large Utility Room;

FIRST FLOOR: Master Suite of a good-size Bedroom, Dressing Room with Balcony and Bathroom, two further spacious Double Bedrooms.

The property is available with NO CHAIN and early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Main entrance door with glazed inset, dual-aspect windows to front, internal door to Inner Lobby.

Inner Lobby

Radiator, exposed stonework to wall, ceiling beam, access to Living Room.

Living Room 5.64m max x 4.39m max (18'6" max x 14'5" max)

Spacious reception room featuring Inglenook with heavy bressumer beam above housing cast-iron dog grate with brick surround and raised stone hearth, two radiators, exposed ceiling beams, wall-light point, door to stairs leading to first floor, two windows to front (one of them with window seat), further window and external door to rear.

Dining Room 4.09m x 2.77m (13'5" x 9'1")

Radiator, traditional beamed ceiling, window with deep sill to side, access to Side Entrance area, door to stairs leading to first floor.

Side Entrance

Radiator, beamed ceiling, tiled floor, internal doors to Bathroom and Kitchen, part-glazed external door to side.

Bathroom 1.75m x 1.37m (5'9" x 4'6")

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath with electric shower above. Tiled walls, tiled floor, radiator, beamed ceiling, high-level window to side.

Kitchen 3.15m x 3.05m (10'4" x 10'0")

Range of fitted units incorporating roll-top work surfaces with tiled splashbacks, inset single drainer

sink with mixer tap, base cupboard and drawer units, matching tall larder cupboard. eye-level wall cupboards, display shelving and glass-fronted cabinets. Integrated appliances comprise Hotpoint electric double oven and Tricity halogen heat hob with extractor above.

Beamed ceiling, dual-aspect windows, archway to Utility Room.

Utility Room 3.15m x 2.54m (10'4" x 8'4")

Fitted Belfast sink, base and eye-level units, under-counter space and plumbing for washing machine, under-counter space for tumble dryer, space for larder fridge. Tiled floor, window to rear with garden views, stable-style external door to side.

FIRST FLOOR

Landing

Radiator, exposed beam, window with deep sill to front.

Master Suite

comprising:

Bedroom One 4.17m x 2.72m (13'8" x 8'11")

Radiator, exposed ceiling beam, window to side, access to Dressing Room.

Dressing Room 2.59m x 2.46m (8'6" x 8'1")

Full-width range of fitted wardrobes with sliding doors to one wall, radiator, loft access hatch, internal door to en-suite Bathroom, half-glazed external door to Balcony.

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Balcony 3.99m x 2.36m (13'1" x 7'9")

Timber construction on timber stilts enjoying countryside views.

Bathroom 3.15m x 2.26m (10'4" x 7'5")

Four-piece coloured suite comprising low-level WC, bidet, pedestal hand basin and corner bath with Triton power shower above. Tiled splashbacks, radiator, window to side, access to eaves Storage Area.

Storage Area 3.00m x 2.08m (9'10" x 6'10")

Bedroom Two 3.84m x 3.61m (12'7" x 11'10")

Fitted single wardrobe, radiator, exposed beam, two windows to rear enjoying garden views.

Bedroom Three 4.65m x 3.02m (15'3" x 9'11")

Radiator, loft access hatch, window to rear providing attractive outlook over garden.

OUTSIDE

The property is accessed via a tarmac driveway which leads to the garage and provides off-road parking for up to four vehicles to the front of the property.

Integral Garage 5.49m x 4.29m (18'0" x 14'1")

Manual up-and-over door, window to rear.

Gardens

The property occupies a large plot with mature wrap-around gardens to either side and rear.

To one side of the cottage there is a large area of

sloping lawn with shrub borders, inset tree, vegetable beds and hardstanding for a greenhouse. To the rear lies a fully enclosed, west-facing area of garden with large paved patio area ideal for al fresco dining and entertaining in warmer months and extensive lawn with shrub borders and inset trees.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: O2 - voice likely, data limited; EE, Three - voice and data limited; Vodafone - none;

Outdoor: O2, EE, Three, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BISBROOKE

Bisbrooke is a lovely Rutland village lying about 2 miles to the east of Uppingham and half a mile to the south of the A47 trunk road. Within the village there is a church which is also used as a community hall, but the main facilities are of course available in

Uppingham where there are the usual shops, schools, doctors, dentists, library, chemist etc. For commuters, being close to the A47 affords access to Leicester to the west and Peterborough to the east, together with other centres including Oakham, Corby, Kettering and at the latter town there are train services to London, St Pancras. For sportsmen there are many ball participating sports available in the area including cricket, golf, tennis, rugby, football, bowls etc. In addition there is an Athletics Club in Uppingham and at the certain times, the use of the school swimming pool. A few miles to the north of Bisbrooke lies Rutland Water where one can enjoy windsurfing, sailing, fishing or just a stroll or cycle ride around the shores of the lake.

COUNCIL TAX

Band F

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage

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products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to

condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.













Approximate Area = 1517 sq ft / 140.9 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1712 sq ft / 159 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1237347



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