



**18 Main Street, Belton-inRutland, Rutland, LE15 9LB**  
**Guide Price £650,000**



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**18 Main Street, Belton-in-Rutland, Rutland, LE15 9LB**  
**Tenure: Freehold**  
**Council Tax Band: F (Rutland County Council)**



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Beautiful period five-bedroom cottage with large, private garden, outbuilding, detached double garage and ample off-road parking offering tastefully appointed, characterful accommodation in one of Rutland's most desirable villages.



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### DESCRIPTION

No. 18 Main Street, Belton-in-Rutland is a middle terrace property built of ironstone under tiled roof which retains to this day a wealth of its period charm with interior featuring many character features including exposed beams and stonework.

The attractively presented accommodation is arranged over three storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, 2 Reception Rooms (both featuring log-burning stoves), shaker-style Breakfast Kitchen, Boot Room, Utility Room/WC;

**FIRST FLOOR:** three Double Bedrooms and one single Bedroom (currently used as Dressing Room), Bathroom with clawfoot bath, separate Shower Room;

**SECOND FLOOR:** further Double Bedroom, Study.

The detached Double Garage situated at the top of the garden provides great potential for converting into a home office, subject to necessary planning consent.

Early viewing is highly recommended.

### ACCOMMODATION

#### GROUND FLOOR

#### Entrance Hall

Panelled entrance door, radiator, attractive engineered wood flooring, exposed ceiling beam, return staircase with turned spindles leading to first floor, understairs cloaks cupboard, window to front.

#### Reception Room One 5.59m x 4.24m (18'4" x 13'11")

Feature fireplace with stone surround and timber mantel housing wood-burning stove, radiator, exposed ceiling beam, wall-light points, window to front, window and external door to rear garden.

#### Reception Room Two 5.59m x 4.24m (18'4" x 13'11")

Characterful reception room featuring wood-burning stove set in fireplace recess with tiled surround, raised tiled hearth and timber lintel above, radiator, exposed ceiling beam, wall-light points and window to front.

#### Breakfast Kitchen 7.42m x 3.48m (24'4" x 11'5")

Beautifully appointed in shaker style, the kitchen features wooden work surfaces with metro tiles to splashbacks, inset single drainer sink with mixer tap, ample base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet.

Integrated Hotpoint dishwasher, space for Rangemaster-style cooker with Belling extractor hood, space for American-style fridge-freezer.

Two radiators, tiled floor, recessed ceiling spotlights, two windows and external part-glazed door to rear garden, doorway to Boot Room.

#### Boot Room/Storage Area 2.03m x 1.78m (6'8" x 5'10")

High-level window to side, door to Utility/WC.

#### Utility Room/WC 2.41m x 1.88m (7'11" x 6'2")

White suite comprising low-level WC and pedestal hand basin with tiled splashback, fitted worktop with space and plumbing for washing machine and space for tumble dryer beneath, tiled floor, two windows to side.

### FIRST FLOOR

#### Gallery-style Landing

Built-in airing cupboard, understairs storage cupboard, two radiators, wall-light point, handrail with turned spindles, further stairs to second floor, window to side.

#### Bedroom One 3.81m max x 3.07m (12'6" max x 10'1")

Radiator, dual-aspect windows to side and rear.

#### Bedroom Four/Dressing Room 2.74m x 2.54m (9'0" x 8'4")

(currently used as Dressing Room)  
Range of bespoke fitted wardrobes, radiator, recessed ceiling spotlights, window to side.

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### **Shower Room 2.13m x 1.91m (7'0" x 6'3")**

White suite comprising low-level WC and pedestal hand basin, corner shower cubicle, tiled walls, tiled floor, heated towel rail, recessed ceiling spotlights.

### **Bedroom Two 4.42m max x 4.42m (14'6" max x 14'6")**

Radiator, dual-aspect windows to front and rear.

### **Bathroom 3.00mx 2.24m (9'10"x 7'4")**

Stylishly equipped with white suite comprising low-level WC and pedestal hand basin, a feature clawfoot, roll-top bath with central mixer tap and shower attachment and corner shower cubicle with contrasting metro tiles to surround.

Chrome heated towel rail, radiator, tiled walls, tiled floor, window to rear.

### **Bedroom Three 3.45m x 2.79m (11'4" x 9'2")**

Two built-in wardrobes, small eaves cupboard, radiator, window to front.

## **SECOND FLOOR**

### **Landing**

Exposed floor boards, window to rear with garden and countryside views.

### **Bedroom Five 6.35m max x 2.69m (20'10" max x 8'10")**

Built-in storage cupboard, two radiators, window to rear with views over garden and countryside beyond.

### **Study 2.69m x 2.49m (8'10" x 8'2")**

Radiator, window to rear.

## **OUTSIDE**

### **Attached Outbuilding**

Providing two stores with access from rear garden.

### **Detached Double Garage 6.25m x 5.41m (20'6" x 17'9")**

Light and power, up-and-over door, inspection pit, loft storage.

The garage offers excellent potential for conversion into a home office, subject to planning permission.

### **Rear Garden**

The generously-sized rear garden enjoys a southerly, private aspect and is fully enclosed by stone walling and timber fencing with traditional 5-bar gate providing vehicular access to the driveway and garage beyond.

The garden is arranged in two distinct areas: there is a large paved patio with rustic pergola above and adjoining well-stocked borders immediately to the rear of the house and the outbuilding and an area of shaped lawn with inset mature tree, adjacent gravel terrace with raised beds, driveway providing parking for up to 4 cars and garage at the top of the garden.

## **SERVICES**

Mains electricity

Mains water supply

Mains sewerage

Oil central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor

Three - variable outdoor

Vodafone - good outdoor

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.

## **BELTON-IN-RUTLAND**

The charming village of Belton in Rutland lies about 4 miles to the west of Uppingham and is set in an area of delightful open farmland with rolling hills.

It is a popular commuter centre close to the A47 trunk road and is within a 30 min drive of Oakham, Stamford and Market Harborough.

In the village there is a public house and church which both act as a hub for the many social, sporting and leisure activities organised in this welcoming village. All main shopping facilities are available in the nearby towns of Oakham and Uppingham.

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The village also has an excellent bus service which runs a two hourly service between Leicester and Uppingham with services connecting to Peterborough, Oakham, Stamford and surrounding district.

There is a pre-school in the village and also a bus service which collects children for the local authority schools and returns them in the evening. In addition there are public schools in Oakham, Uppingham and Stamford.

Leisure facilities in the area are good with many beautiful cycling, horse riding and walking routes directly from the village.

Rutland Water is only a few miles away and one can enjoy birdwatching, fishing, sailing, windsurfing or just a stroll or cycle ride around the shores of the lake, and there are golf courses at Rutland Water, Luffenham Heath and Burghley Park.

### COUNCIL TAX

Band F  
Rutland County Council, Oakham 01572-722577

### 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 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.

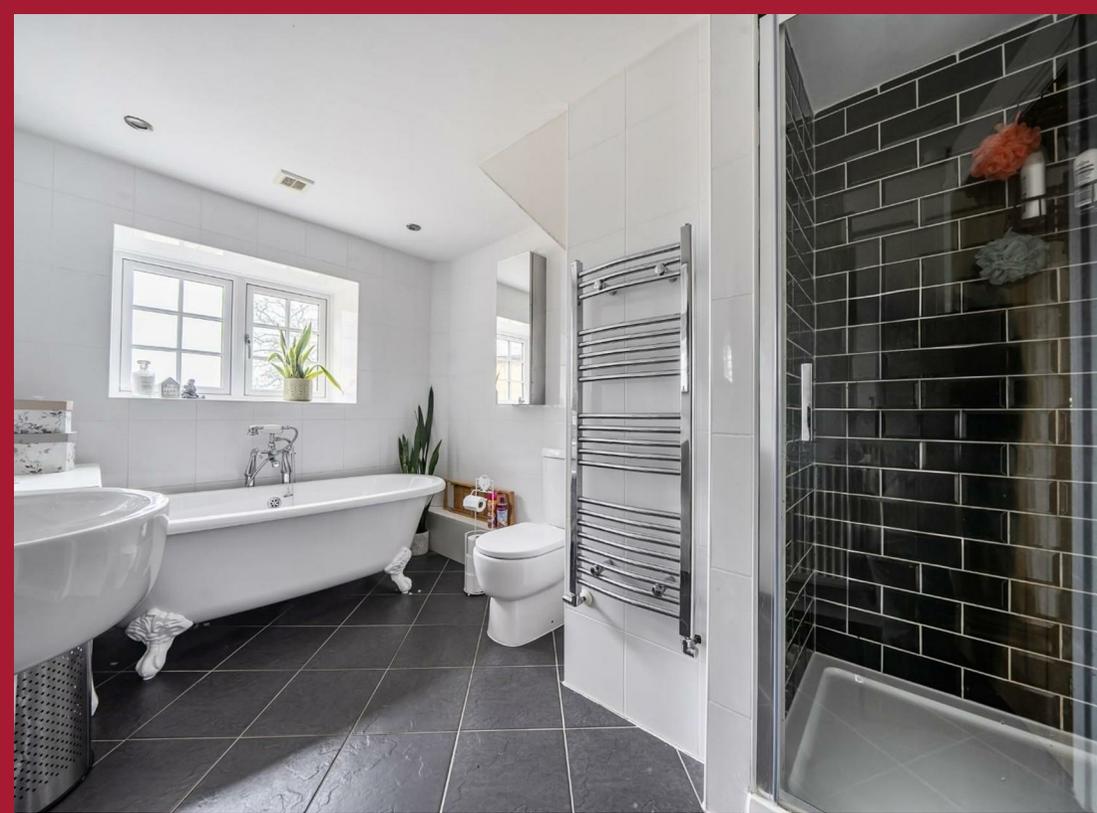
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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 = 2189 sq ft / 203.3 sq m (excludes store)

Garage = 365 sq ft / 33.9 sq m

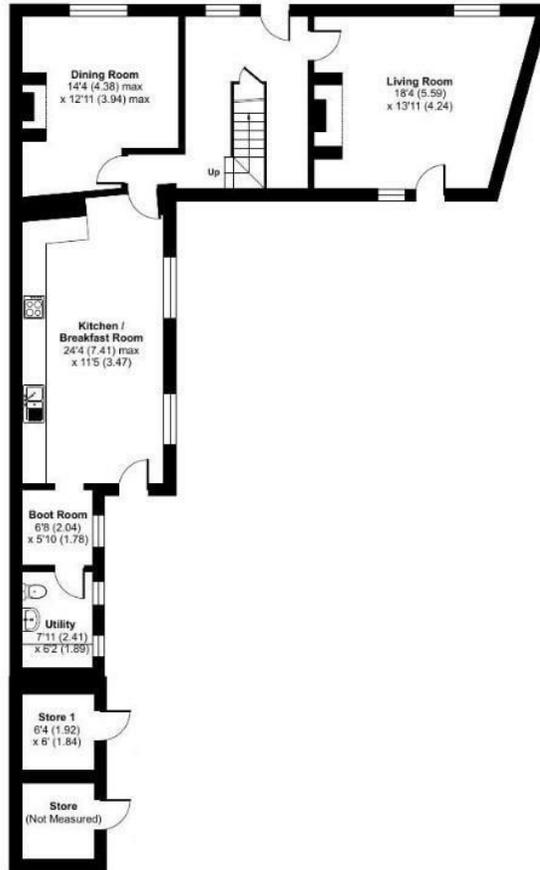
Outbuilding = 38 sq ft / 3.5 sq m

Total = 2592 sq ft / 240.7 sq m

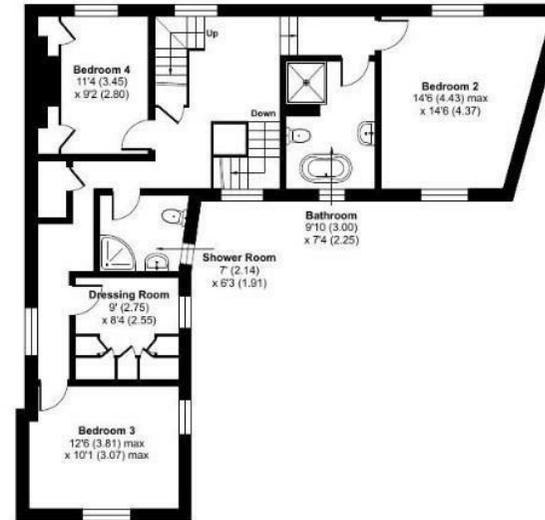
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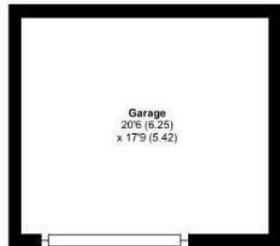
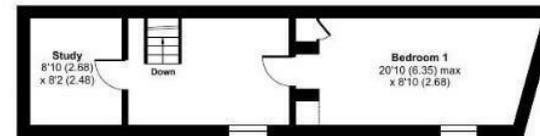
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Not actual position of the Garage

OUTBUILDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1411337. © nitchcom 2026.



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