

15 Clover Cottage, Pingle Lane  
Morcott  
LE15 9DS

£450,000



OSCAR JAMES

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# WHAT'S GREAT?

~ Clover Cottage ~ Occupying a peaceful end-of-lane position within the picturesque Rutland village of Morcott, this charming stone-built detached home enjoys a wonderful setting surrounded by countryside views, woodland, and a tranquil stream. Ideally located with great transport links, the property offers excellent access to Stamford, Oakham, Uppingham, Peterborough, and mainline rail connections, perfectly balancing rural living with convenience.

Full of character and natural light, the accommodation is thoughtfully arranged to take full advantage of the stunning surroundings. The spacious sitting room opens onto a private balcony, providing an elevated vantage point over the neighbouring woodland and stream — an ideal spot to relax and unwind.

At the heart of the home is a beautifully refitted open-plan kitchen/dining room/living space, designed for modern family living and entertaining alike. Complete with a statement-piece fireplace which adds a focal point for the room, and plenty of character too. The ground floor

also benefits from tastefully finished bathroom, with roll-top bathtub.

To the first floor are three generously sized double bedrooms, all served by a well-appointed shower room.

Externally, the driveway provides ample off-road parking. The enclosed wrap-around gardens offer a private and versatile outdoor space, ideal for families, entertaining, or simply enjoying the peaceful setting.

There is a store room which was previously a garage, which presents exciting potential for conversion into additional accommodation, a home office, studio, or gym, or perhaps a garden room flowing out on to the patio space- subject to the necessary consents.

Offered to the market with no onward chain, this unique home presents a rare opportunity to acquire a character property in an idyllic village location. Viewing is essential to fully appreciate all of its character and charm- for further details get in touch with the team at Oscar James!

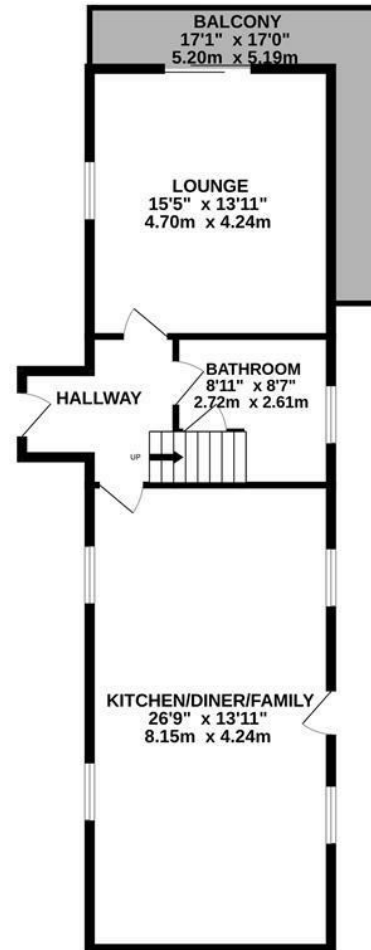
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# Floor Plan

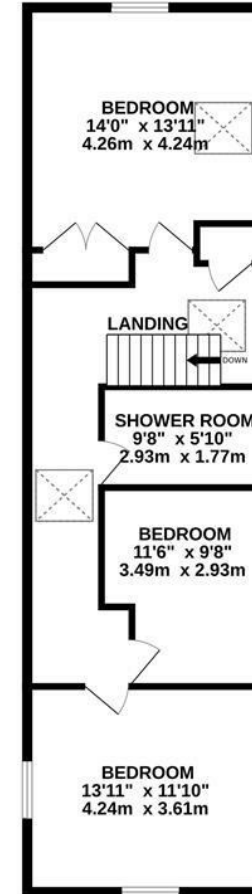
**BASEMENT**  
290 sq.ft. (27.0 sq.m.) approx.



**GROUND FLOOR**  
725 sq.ft. (67.4 sq.m.) approx.



**1ST FLOOR**  
709 sq.ft. (65.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Versatile living spaces. The lounge features a balcony too



Open plan kitchen/living space



Three sizeable bedrooms



Options to both levels



Wonderful garden area enjoys plenty of privacy



Off road parking





# SELLER'S SECRET



## Why we like it....

This lovely property has plenty of character & charm, has lots of potential and is ripe for refurbishment works! It sits on an enviable plot, at the bottom of Pingle Lane with the most amazing surroundings of woodland, countryside fields and a tranquil stream

To buy or not to buy....

# OSCAR JAMES

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