



nest
ESTATES

2 Willoughby Road, Morcott

Oakham, LE15 9DY

Guide Price £935,000

SUMMARY

- Four Bedroom House With An Abundance Of Character
- Three Reception Rooms
- Kitchen Dining Room & Utility
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Garden Storage
- Open Bay Double Garage & Barn
- Barn Has Potential For Conversion Or Further Development
- Idyllic Rutland Village Location













Corner House, Morcott...

An impressive four-bedroom detached family residence set within approximately 0.26 acres in the idyllic Rutland village of Morcott. This attractive home offers generous and versatile accommodation, comprising three spacious reception rooms, a well-appointed kitchen dining room, utility room and a downstairs WC. To the first floor, the property benefits from four well-proportioned bedrooms, a stylish family bathroom and a principal bedroom with en-suite shower room.

Externally, the property is complemented by a range of useful outbuildings including additional storage, an open double garage and a separate barn offering excellent potential for conversion (subject to the relevant permissions). The grounds are a particular feature of the property, extending to approximately 0.26 acres and enjoying a delightful sunny terrace seating area, ideal for outdoor entertaining, alongside beautifully maintained mature gardens providing both privacy and charm.

Location...

Morcott is a charming and highly sought-after Rutland village, renowned for its attractive stone properties, historic character and peaceful rural setting. Situated in the heart of England's smallest county, the village has a strong sense of community and lies within a conservation area, reflecting its wealth of traditional architecture and unspoilt streetscape. A notable feature of the village is the historic St Mary the Virgin Church, Morcott, a striking Norman church that forms an important focal point within the village. Despite its tranquil countryside setting, Morcott enjoys excellent road connectivity, positioned close to the junction of the A47 and A6121, providing convenient access to a range of nearby market towns.

The village itself benefits from a village hall and parish church. On the edge of the village are two petrol stations, both with convenience stores, one car dealership, one small hotel & a local cafe/restaurant. Additional services such as visiting food vans and community activities contribute to the village's welcoming atmosphere. For a wider range of amenities, Morcott is ideally located within easy reach of several well-regarded Rutland and Lincolnshire towns. The historic market town of Uppingham lies approximately four miles to the west and offers a variety of independent shops, cafés, restaurants and schooling, including the renowned Uppingham School. The county town of Oakham is around eight miles to the north, providing a broader range of shopping, leisure facilities and a railway station with services to the Midlands and beyond. To the east, the beautiful Georgian market town of Stamford is approximately nine miles away and is widely regarded as one of the finest stone towns in England, offering a superb range of boutiques, restaurants, cultural attractions and schooling. The area also benefits from its proximity to Rutland Water, one of the largest man-made lakes in Europe, which provides extensive leisure opportunities including cycling, sailing, walking and birdwatching.

As such, Morcott offers an ideal balance of picturesque village living with excellent access to nearby towns and outdoor recreation, making it a particularly desirable location within Rutland.

Tenure: Freehold

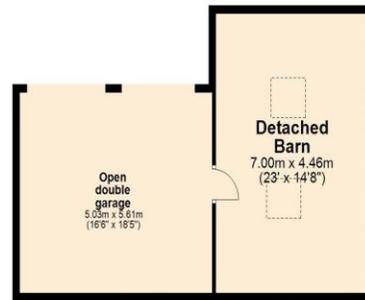
EPC Rating: E

Council Tax Band: G

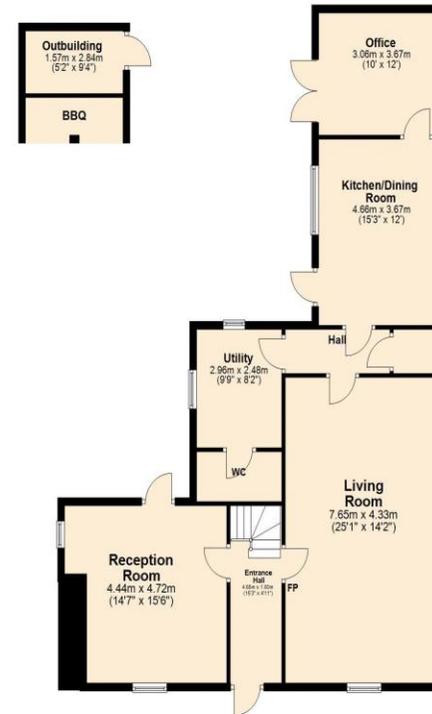
Local Authority:

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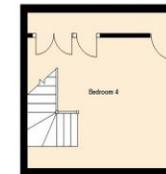
Ground Floor
Approx. 173.2 sq. metres (1864.3 sq. feet)



First Floor
Approx. 86.7 sq. metres (927.6 sq. feet)



Second Floor
Approx. 16.8 sq. metres (180.7 sq. feet)



Total area: approx. 256.7 sq. metres (2762.6 sq. feet)

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