



Guide Price £525,000 | Freehold

Lambley Lodge Road, Belton In Rutland, Oakham, LE15 9JY



## Key Features & Description



- Guide Price £525,000 - £550,000
- Grade II Listed
- Sought After Village
- Converted Loft
- Three Bedrooms
- Wood Burner
- Two Reception Rooms
- Exposed Beams and Stonework
- Downstairs WC
- Established Cottage Garden
- Utility /Garage Area
- EPC Rating EPC Exempt | Council Tax Band E

A charming and characterful Grade II listed three-bedroom cottage, dating back to 1758, beautifully positioned in the sought-after village of Belton in Rutland.

Known as Waterend Barn, this delightful home seamlessly blends historic charm with modern living, further enhanced by a sympathetic 1970s extension.

Set over three floors, the property offers a versatile and well-balanced layout.

The ground floor features a welcoming living room rich in period character, complete with exposed beams and a cosy wood-burning stove, creating a warm and inviting atmosphere.

This is complemented by a well-appointed kitchen, thoughtfully designed for both practicality and everyday living, along with additional useful ground floor space that enhances functionality.

The first floor provides two well-proportioned bedrooms a shower room and a family bathroom, arranged around a central landing.

The second floor continues the flexible accommodation with a further bedroom and a separate study or office space—ideal for home working or guest use.

Externally, the property benefits from a garage and useful storage, adding to its practicality.

Situated in the picturesque village of Belton, the property enjoys a peaceful rural setting while remaining within easy reach of local amenities and transport links.

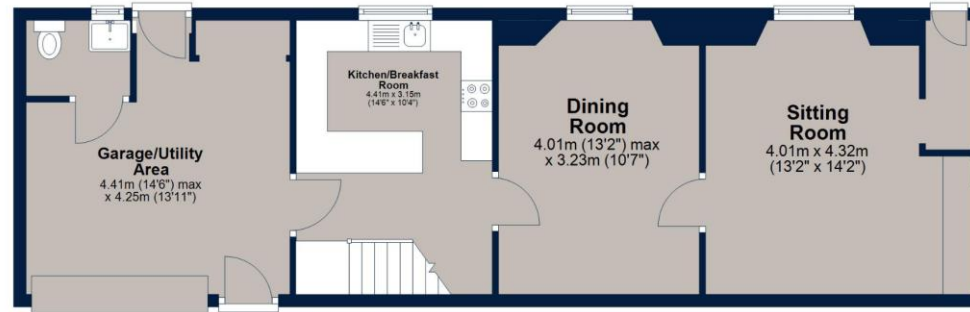
Waterend Barn represents a rare opportunity to acquire a unique and character-filled period home.





### Ground Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



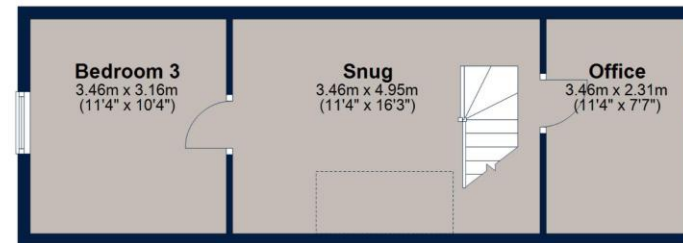
### First Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



### Second Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 151.7 sq. metres (1633.0 sq. feet)



#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



**Osprey Oakham Sales**  
4 Burley Road, Oakham, Rutland, LE15 6DH  
T: 01572 756675 |  
osprey-property.co.uk