



Asking Price £550,000 | Freehold

Lambley Lodge Road, Belton In Rutland LE15 9JY





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

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- Grade II Listed
  - Sought After Village
  - Converted Loft
  - Three/Four Bedrooms
  - Wood Burner
  - Two Reception Rooms
  - Exposed Beams and Stonework
  - Downstairs WC
  - Established Cottage Garden
  - Utility /Garage Area
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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.





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

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

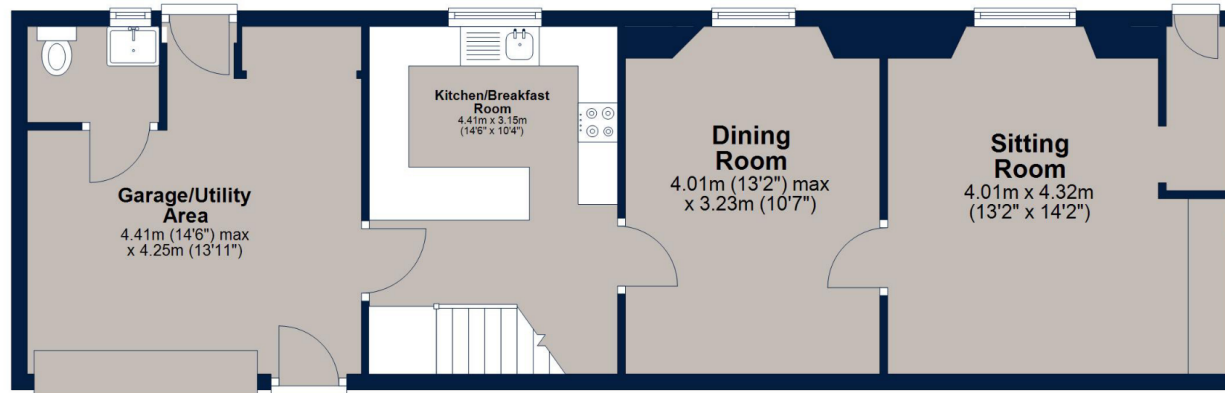
Situated in the picturesque village of Belton, the property enjoys a peaceful rural setting while remaining within easy reach of local amenities and transport links.

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



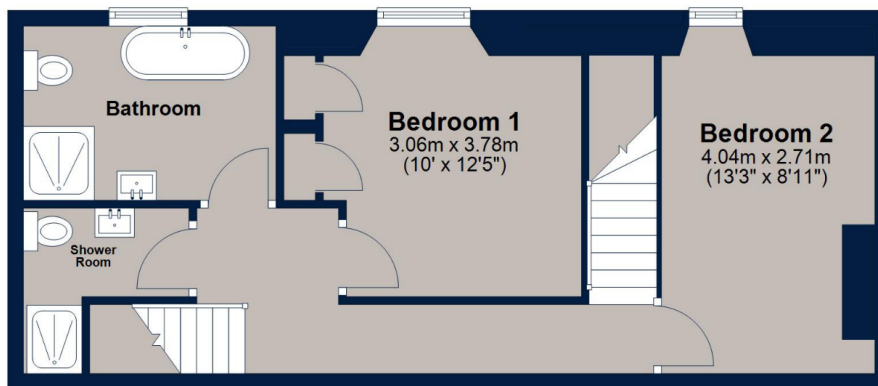
### Ground Floor

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



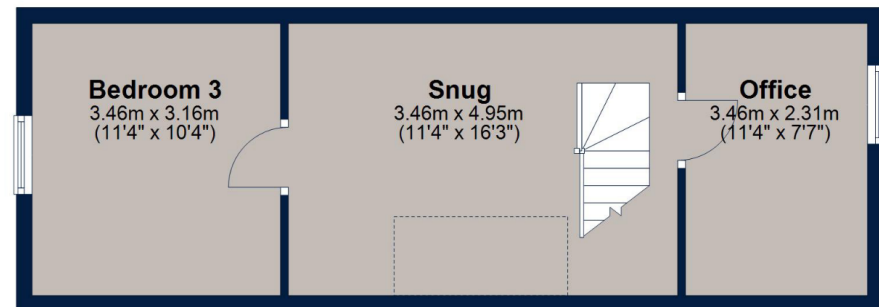
### First Floor

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)

## Key Information

Local Authority

Rutland County Council District Council, Lettings

Council Tax

Band = E

Tenure

Freehold

EPC

Rating = EPC Exempt



### **Osprey Oakham Sales**

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