



Asking Price £285,000 | Freehold

Toons Yard, High Street East, Uppingham, LE15 9QU





Key Features & Description

- Two bedroom Cottage Home
- Town Centre Location
- Ideal Lock up and Leave
- Pretty Communal Garden
- Dining Kitchen
- Living Room Feature Fire Place
- Refitted Shower Room
- Gated Access
- EPC Rating C | Council Tax Band B

A charming two-bedroom stone-built cottage, discreetly positioned in a tucked-away town centre setting within the exclusive secure key entry gated courtyard development of Toons Yard, in the heart of the highly sought-after market town of Uppingham. The renovation of the five properties within Toons Yard was completed approximately 15 years ago, with Crown Cottage uniquely created within this characterful collection.

Blending traditional charm with modern comfort, this freehold home offers a warm and inviting atmosphere throughout, while retaining an abundance of character features, including exposed beams, attractive original tiled flooring in the kitchen and hall, and a Victorian cast-iron fireplace in Bedroom One.

Crown Cottage has recently undergone a further programme of refurbishment and improvement, including the complete renovation of the Victorian sash windows with the addition of sealed double-glazed units, bringing them in line with modern energy-efficiency standards. A new front door has also been installed to further enhance insulation and efficiency, while a new Worcester Bosch combination boiler was fitted approximately eight months ago. Together with a number of additional recent improvements, these works have created a warm, cosy, and energy-efficient home, reflected in the property's improved EPC rating of C. The property has also been redecorated internally and externally in 2026.

The accommodation comprises a welcoming living room, a spacious kitchen/dining room ideal for both everyday living and entertaining, two generously proportioned bedrooms, and a well-appointed shower room. The cottage also benefits from excellent storage, including fitted wardrobe and overhead storage in Bedroom One, two large storage cupboards in Bedroom Two, and an accessible loft space.

Residents also enjoy access to a delightful communal garden, providing a peaceful shared outdoor space.

Uppingham is a thriving and affluent market town, celebrated for its historic charm, independent boutiques, traditional pubs, and excellent restaurants, all within easy walking distance of the property. Permit on-road parking on the High street is available via Rutland County Council.

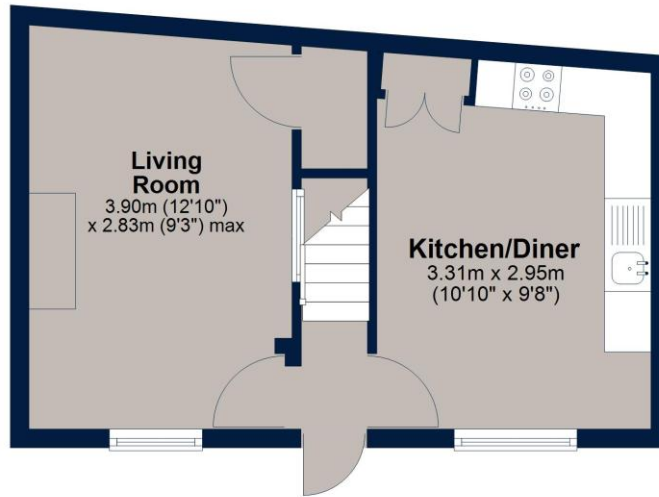
VILLAGE LIFE Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. Schooling in Uppingham is available in both the private and state sector with primary level schooling at both Uppingham C of E Primary and Leighfield Primary schools. Secondary education is on offer from Uppingham Community College and the renowned Uppingham Public School. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and birdwatching, also only a short distance from one of the two Rutland Water visitor centres





Ground Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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