



Guide Price of £450,000 - £550,000 | Freehold

Church Lane, Ridlington LE15 9AL





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- Guide Price £450,000 - £550,000
 - Full Renovation Project
 - Grade II Listed
 - Barns and Yard included
 - Four Bedrooms
 - Walled Garden
 - Central Village Location
 - Available with No forward Chain
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A Rare Opportunity to Restore a Historic Rutland Cottage

Nestled within the picturesque Rutland village of Ridlington, adjacent to the village church, this enchanting Grade II Listed thatched cottage offers a rare opportunity to create a truly special home. Dating back to the 1700's, the cottage originally formed part of the village farmstead, which has since been relocated, leaving behind a charming and historically significant setting.

Requiring complete refurbishment throughout, this is an exceptional opportunity for those seeking a rewarding restoration project. Whether transformed into a charming family home, a smallholding, or a property with extensive storage, workshops, or ancillary agricultural use (subject to any necessary consents), the possibilities are plentiful.

The main cottage offers characterful accommodation comprising two reception rooms, including one featuring a magnificent inglenook fireplace, a kitchen, and a ground floor bathroom. To the first floor are four bedrooms together with a separate WC.







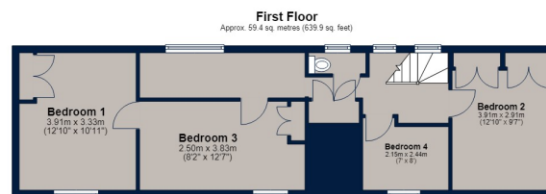
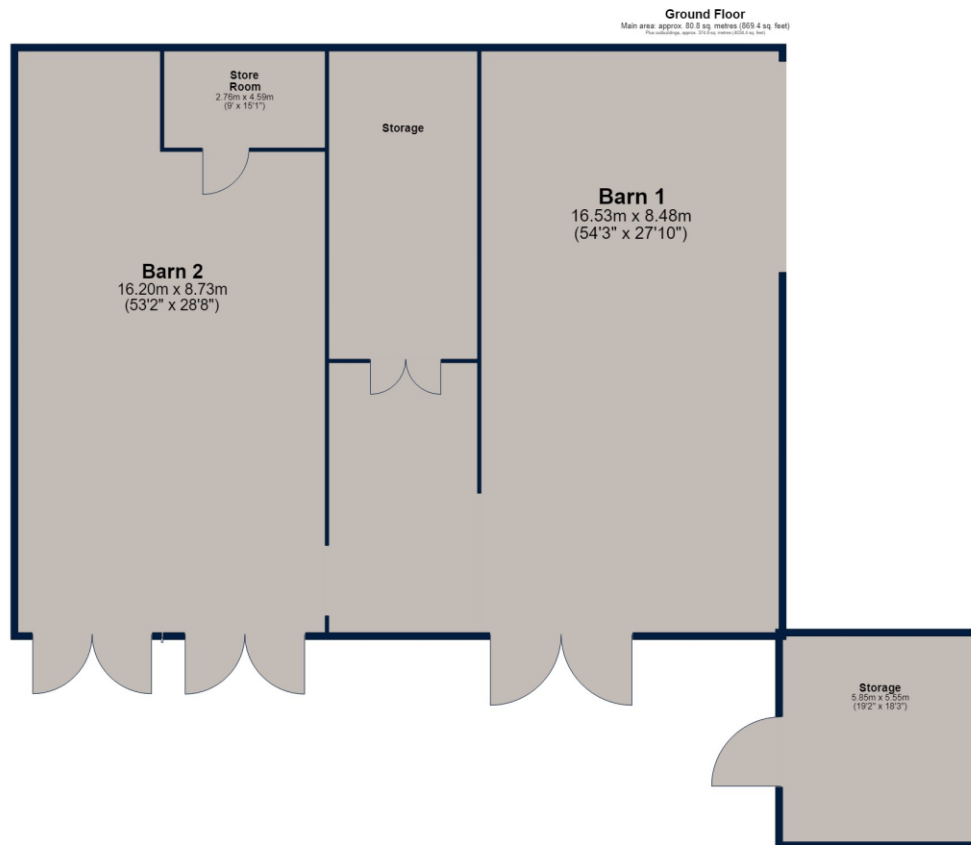


The property enjoys an enclosed garden, beautifully framed by traditional stone walls, providing a peaceful and private outdoor space that perfectly complements the cottage's timeless character.

In addition to the cottage, the sale includes a selection of traditional barns and outbuildings, some of which are now derelict, offering exciting scope for restoration or redevelopment, subject to the necessary Listed Building and planning consents.

Properties of this nature and heritage seldom come to the market, presenting a unique chance to preserve and enhance a piece of Rutland's rich history in one of the county's most attractive village settings.





Main area: Approx. 140.2 sq. metres (1509.2 sq. feet)
Plus outbuildings: approx. 374.8 sq. metres (4034.4 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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Key Information

Local Authority

Council Tax
Band = F

Tenure
Freehold

EPC
Rating = EPC Exempt



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