

# WOODLAND LEA

SOMERBY ROAD, COLD OVERTON



JAMES  
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

A DETACHED 3/4-BEDROOM BUNGALOW WITH DEVELOPMENT POTENTIAL SITTING IN A COMPLETELY UNIQUE SETTING ON A PLOT OF APPROXIMATELY 2.5 ACRES OFFERING BREATH-TAKING VIEWS OVER THE NEIGHBOURING COUNTRYSIDE.



## Woodland Lea

2 Somerby Road  
Cold Overton, Oakham  
Rutland LE15 7QB

Potential For Development | Approx. 2.5 Acre Plot |  
Fantastic Views | Village Location | Dining Kitchen |  
Sitting Room | Utility Room & Study | Three Bedrooms  
| Bathroom | EPC – E

### ACCOMMODATION

Enter the property into a spacious hallway giving access to the living and bedroom accommodation. There is a large L-shaped dining kitchen with windows to three elevations and sliding glazed doors providing ample light and views over the surrounding gardens. There are a range of floor-standing and wall mounted units, an eye-level double oven, gas-hob with extractor over and sink with mixer tap over. Just off the kitchen is a useful utility room with further storage, an additional sink, space and plumbing for white goods and a door out to the garden.

The focal point of the property is the large sitting room, accessed off both the entrance hall and dining kitchen. This room has a feature fireplace with open fire and large glazed sliding doors opening out to and providing wonderful views over the garden and countryside beyond.

The property has three/four bedrooms depending on how an occupier chooses to utilise them. Bedroom one sits on the west side of the property with built-in wardrobes and stunning views through a large picture window. Bedrooms two and three are good size double rooms both with built-in cupboards. Bedroom four is a single bedroom with built-in storage however has historically been used as a study. All the bedrooms are served by a shower room with a large corner shower, low flush WC and wash hand basin.

Although the accommodation would benefit from a program of modernisation the living space is a generously sized and flows well.

### OUTSIDE

There is ample off-road parking and plenty of space to build a garage subject to the necessary planning consent and building regulations.

The gardens for the property are wonderfully mature with a wide array of fauna and flora as well as some stunning mature trees to include several magnificent Canadian redwoods.

The property is as much about the gardens and plot size as it is about the house itself and we believe it offers a huge amount of potential for a buyer that wants to extend or build their own home on an incredibly unique plot and location within the country, subject to the necessary planning consents and building regulations. This property is a rare offering to the open market and must be viewed to be appreciated.

### LOCATION

Cold Overton is situated on the Leicestershire/Rutland borders in some of the county's most scenic countryside. Cold Overton is a small rural village with easy access to the popular market towns of Oakham, Uppingham and Market Harborough, the latter providing mainline rail access to London St. Pancras in just over an hour. The area is particularly well served by popular schooling in both the state and private sectors with primary schools nearby in Somerby, Langham and Oakham itself and high performing secondary schools in both Uppingham and Oakham.

### DIRECTIONAL NOTE

Head out of Oakham on the B640 towards Barleythorpe, take the first exit at the roundabout to Langham, once in Langham take the Cold Overton Road. As you approach the village of Cold Overton you will see Gates Garden Nursery on your left, continue on a little way and you will find a driveway on your right-hand side.

### SERVICES & COUNCIL TAX

The property is offered to the market with mains electricity and water, a private septic tank and gas LPG central heating. Council Tax Band E.





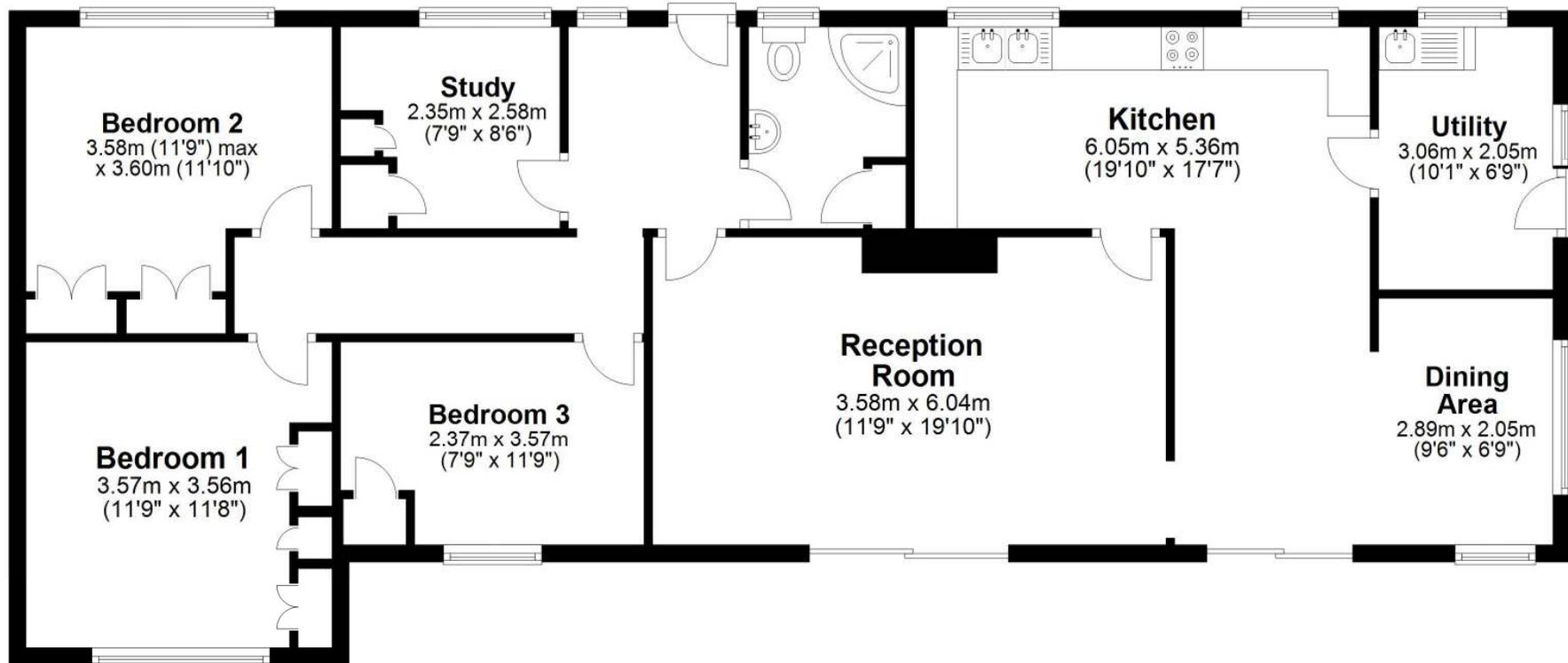
Woodland Lea, 2 Somerby Road, Cold Overton, Oakham, Rutland LE15 7QB

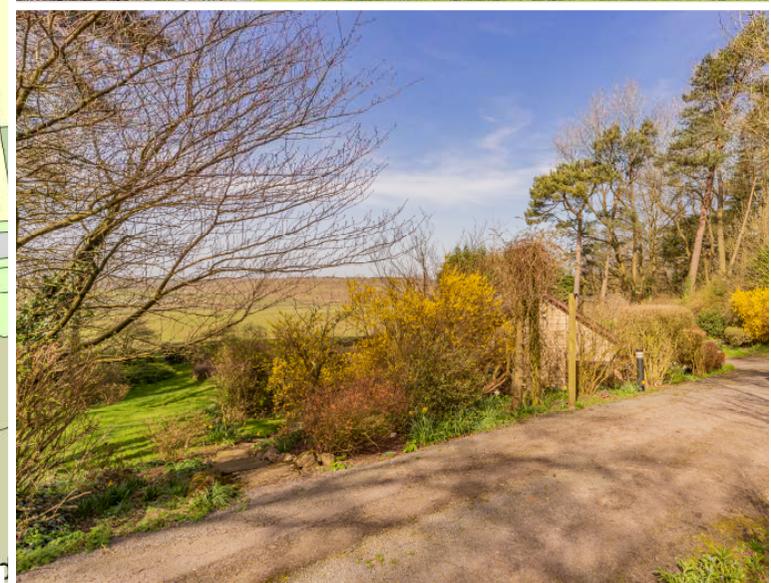
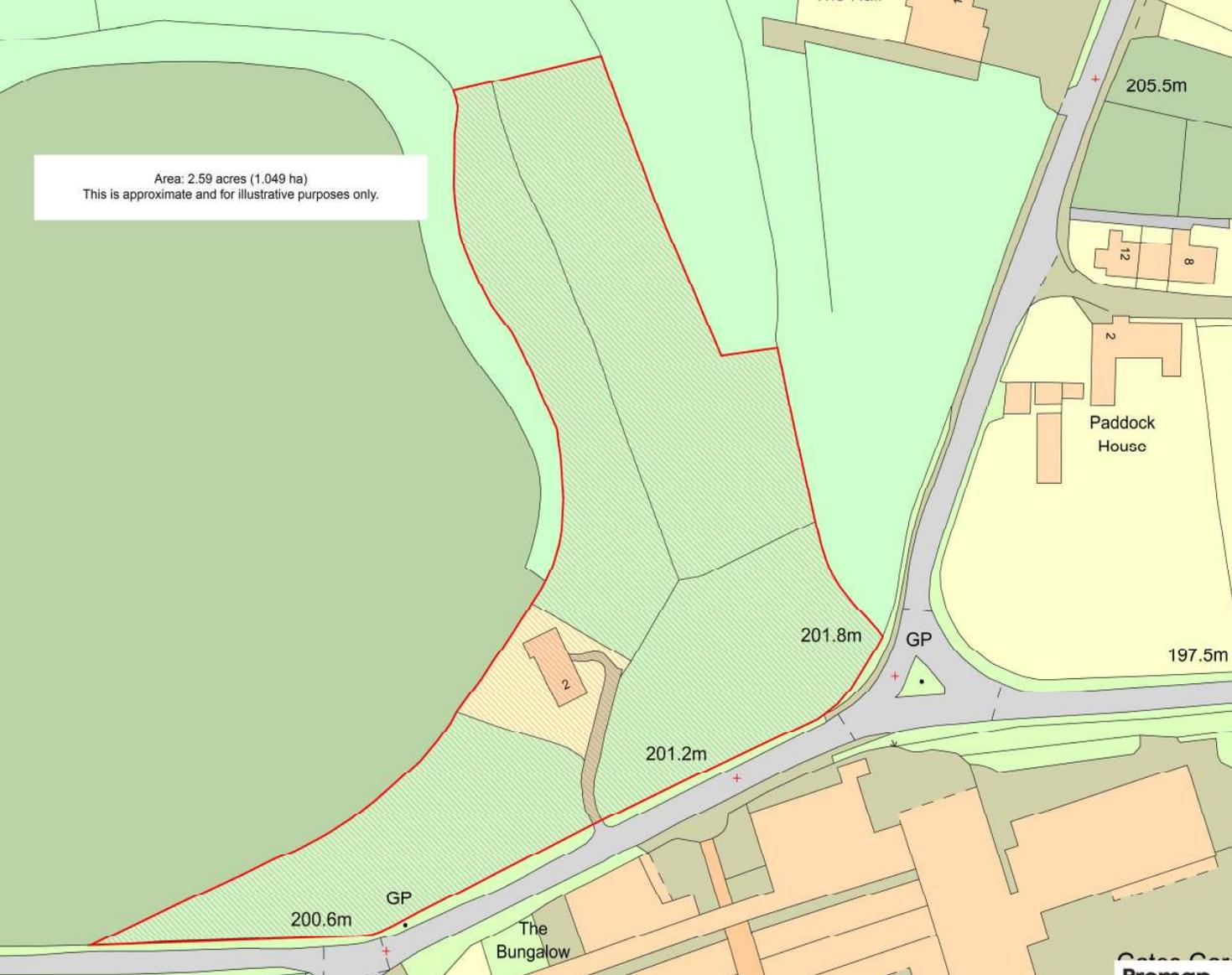
House Total Approx Gross Internal Floor Area = 1213.4 sq. ft / 112.7 sq. m

Measurements are approximate, not to scale, illustrative purposes only.

### Ground Floor

Approx. 112.7 sq. metres (1213.4 sq. feet)

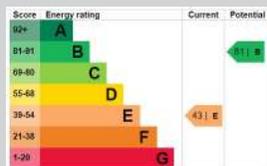




www.jamesellicks.com

**Oakham Office**  
6-8 Market Place  
Oakham Rutland LE15 6DT  
01572 724437  
oakham@jamesellicks.com

**Market Harborough Office**  
01858 410008  
**Leicester Office**  
0116 285 4554  
**London Office**  
0207 839 0888



### Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
  - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
  - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.