



PUDDING BAG LANE
EXTON, RUTLAND

JAMES
SELICKS



“... A HIDDEN GEM ON PUDDING BAG LANE ...”

Thatch, stone and tranquillity come together on Pudding Bag Lane, where this charming two-bedroom cottage enjoys an idyllic setting in the conservation village of Exton. Exposed beams, an impressive inglenook fireplace and a wood-burning stove create an inviting first impression from the moment you step inside.

Kitchen • Two Reception Rooms • Bathroom • Two Double Bedrooms • Garage • Off-Road Parking • Pretty Rear Garden • Sought After Village Location

Accommodation

The front door opens into a traditional entrance hall, from which the sitting room immediately showcases the home's heritage. A substantial stone inglenook fireplace, complete with a wood-burning stove, forms an inviting focal point, while exposed timbers and cottage proportions add warmth and authenticity.

Beyond, the accommodation flows naturally into a bright living and dining room. A handsome bay window draws in natural light, while a stable door opens directly onto the garden, creating an effortless connection between inside and out. Whether entertaining, enjoying quiet afternoons with a book or simply taking in the garden setting, this is a room designed for relaxed country living.

The breakfast kitchen is both practical and characterful, fitted with classic shaker-style cabinetry beneath generous worktops and enjoying views across the garden. There is space for a washing machine and dishwasher alongside the usual appliances, while the room comfortably accommodates a breakfast table, making it an ideal spot for informal dining. Completing the ground floor is a well-appointed family bathroom, fitted with a curved bath and shower over.

Upstairs, two charming double bedrooms occupy the first floor, each embracing the character of the cottage with vaulted ceilings, exposed beams and delightful views across the garden. The sloping rooflines and original timbers lend both rooms an unmistakable sense of charm and individuality.

Outside

Outside, the cottage garden provides a peaceful extension of the home. A paved patio, accessed directly from the living and dining room, offers the perfect setting for morning coffee or al fresco dining. Stepping stones lead across the lawn to a raised terrace, ideally suited to outdoor seating and enjoying the tranquil surroundings. A charming pergola frames the garden gate, beyond which a graveled driveway leads to the single garage, providing valuable parking and useful additional storage.



Location

Exton is a charming conservation village in Rutland, situated in attractive, undulating countryside about a mile to the north of Rutland Water. The village of Exton has a popular local pub, The Fox and Hounds, and a good primary school. The historic market towns of Oakham and Stamford are within easy reach offering a wealth of shops, eateries and facilities. The A1 runs four miles to the east of Exton and provides easy access both north and south whilst the A606 provides access east to west.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.
Rutland County Council - Tax Band C

Tenure

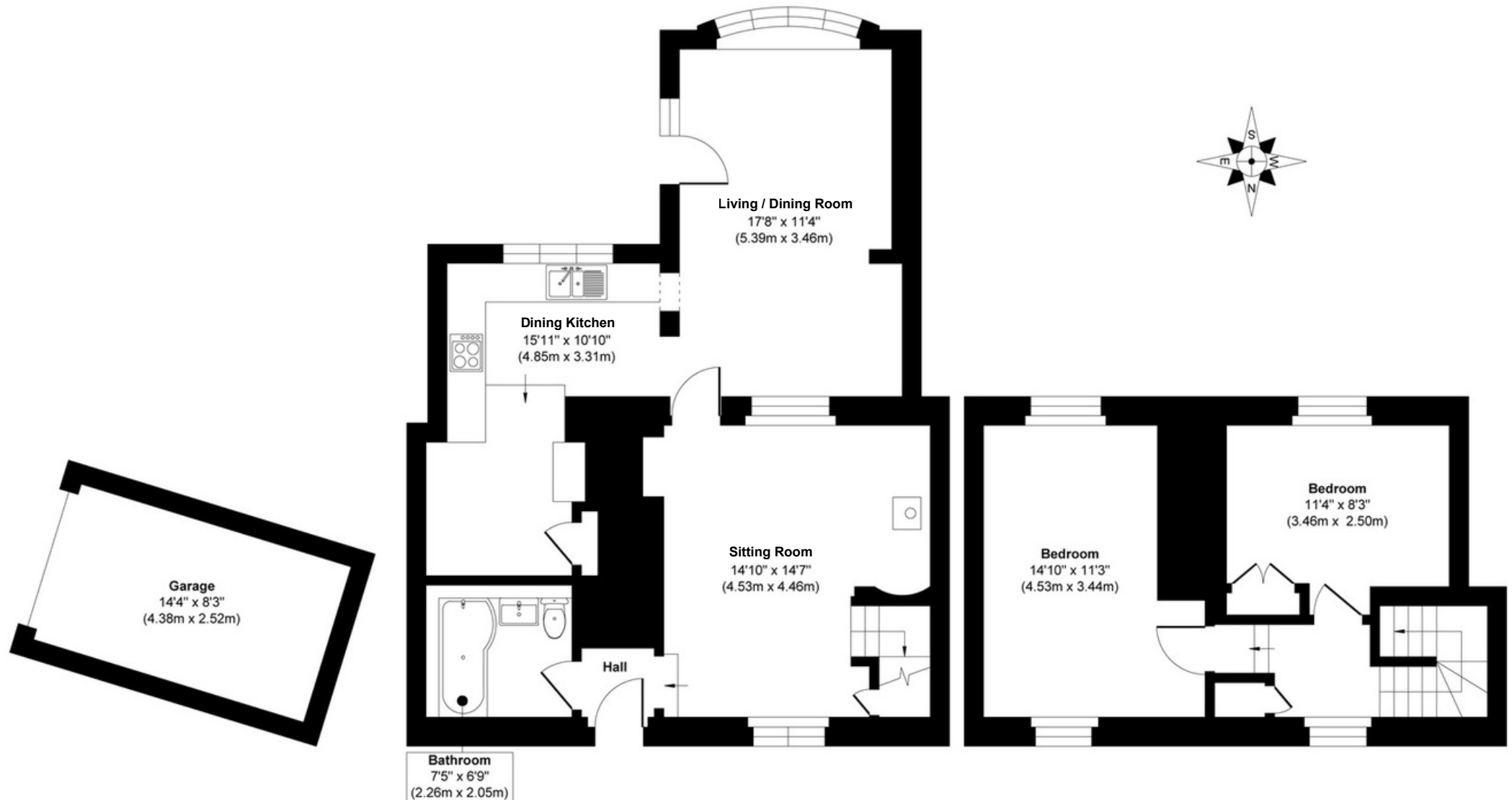
Freehold



10 Pudding Bag Lane, Exton, Oakham, LE15 8BH

House Total Approx. Gross Internal Floor Area incl. Garage = 1183 ft² / 110 m²

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





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Measurements and Other Information

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