moores
ESTATE AGENTS.COM









Toll Bar, Cottesmore

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

This is a substantial and individual family home occupying a generous plot within the popular Rutland village of Cottesmore. Offering approximately 2,113 sq ft of accommodation, the property is complemented by a mature garden, ample off-road parking and a detached garage.

- Impressive 33'4" Dining Kitchen
- Study & Additional Office/Bedroom
- Generous Established Gardens
- Extensive Off-Road Parking
- Two Reception Rooms
- Ground-Floor Shower Room
- Detached Garage
- Popular Rutland Village Location



















Property Type: Detached House

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

The property is approached across a generous gravelled driveway providing parking for several vehicles, with established planting creating an attractive and private setting. Internally, the accommodation is entered through a central entrance hall which provides access to the principal ground-floor rooms. To the front is a well-proportioned reception room with a pleasant outlook over the garden and features a wood-burning stove set within the fireplace.

At the heart of the home is the impressive kitchen and dining room, extending to approximately 33'4" in length. The kitchen is fitted with a comprehensive range of contemporary cabinetry centred around a substantial island. The adjoining dining area comfortably accommodates a large table and benefits from extensive glazing and doors opening directly onto the garden.

The ground floor offers considerable flexibility beyond the main reception rooms. A study leads through to an additional office/bedroom, providing an ideal arrangement for those working from home or alternatively offering the potential for a fifth bedroom. A ground-floor shower room completes the accommodation on this level.

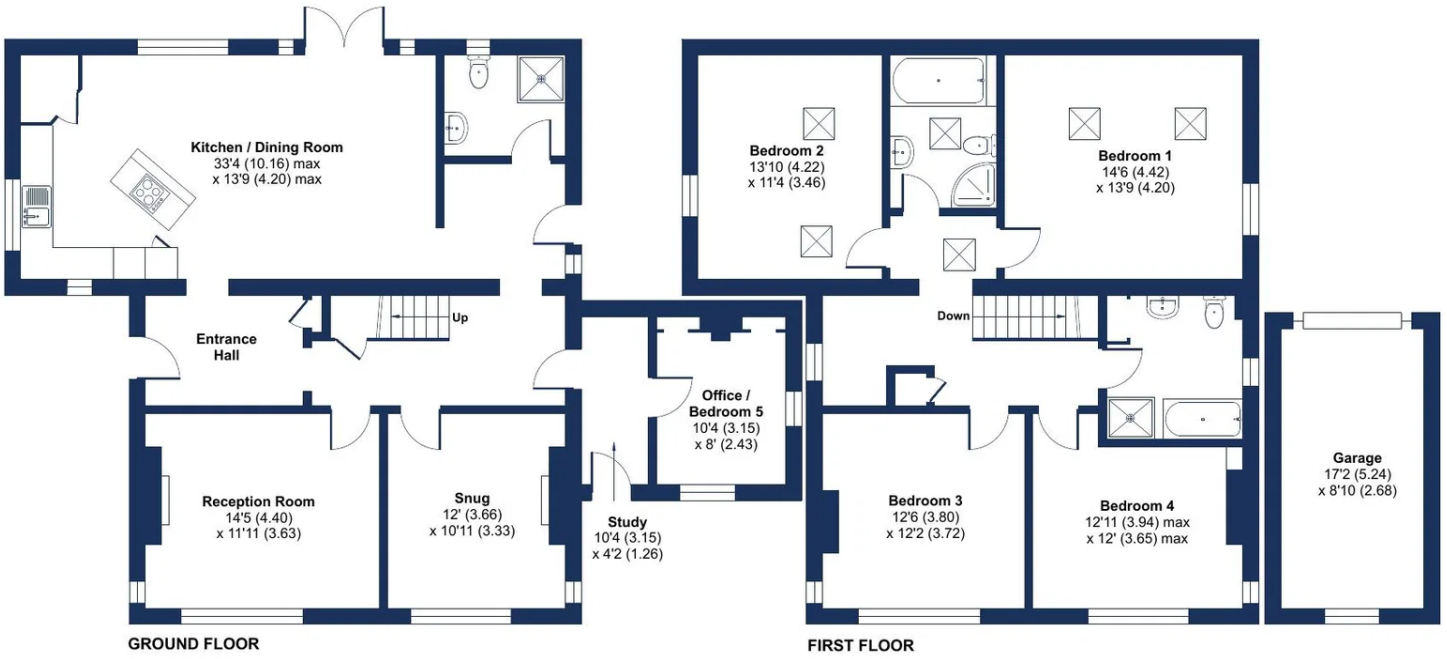
On the first floor are four generously proportioned bedrooms. The principal bedroom is a particularly spacious room, while the second bedroom is equally appealing and both benefit from a vaulted ceiling with exposed beams and rooflights, creating a bright and characterful space. The remaining bedrooms provide comfortable accommodation for family or guests. The bedrooms are served by two bathrooms, offering excellent practicality for a larger household. Both are fitted with both a bath and separate shower enclosure.

Outside, the property enjoys a particularly generous and established garden, providing a wonderful sense of privacy with mature trees, shrubs and planting around its boundaries. Garden buildings provide further useful space. To the front, the substantial gravelled driveway provides extensive off-road parking and leads to a detached garage.

Cottesmore is a popular and well-served Rutland village, conveniently positioned between Oakham and Stamford. The village offers a range of local amenities including a village shop, primary school, pub and community facilities, while the nearby market town of Oakham provides a wider selection of shops, restaurants, schooling and rail connections. The surrounding countryside offers excellent walking and recreational opportunities.

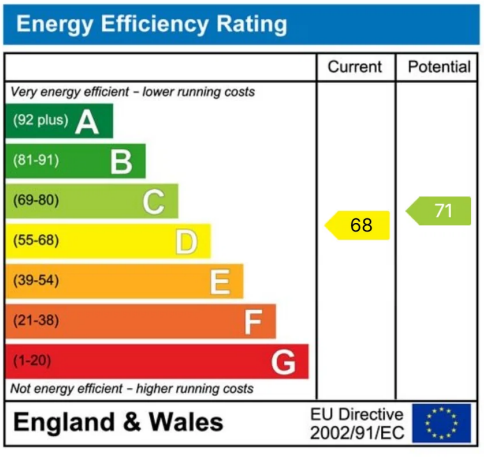
Toll Bar, Cottesmore, Oakham, LE15

Approximate Area = 2113 sq ft / 196.3 sq m
Garage = 151 sq ft / 14 sq m
Total = 2264 sq ft / 210.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Moores Estate Agents. REF: 1511812





To book a viewing call our area experts:

Moores Property Hub	01572 757979
Moores Move to the Country	02030 111361
Melton	01664 491610
Uppingham	01572 821935
Stamford	01780 484555
Grantham Meet & Greet	01476 855618
Peterborough Meet & Greet	01733 788888
A1 Meet & Greet Stoke Rochford	

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part there of. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise, 3. Moore V Lid trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.