



High Street, Easton On The Hill,  
Stamford, PE9 3LN



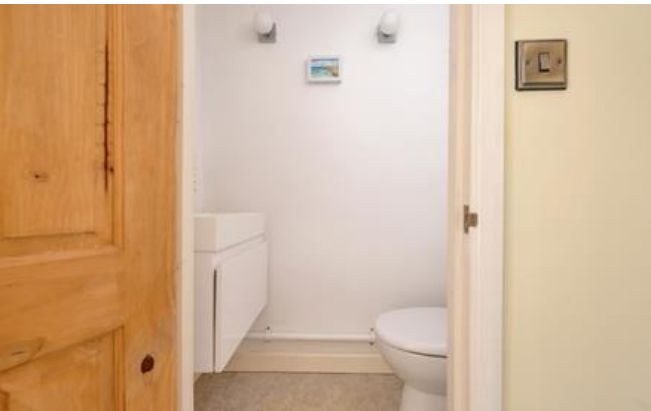
# £425,000 - Freehold



## Key Features

- Charming stone built end terrace cottage
- Cosy living room with lovely inglenook
- Spacious kitchen diner
- Three piece modern bathroom
- Two double bedrooms
- Versatile snug off bedroom one
- Two piece en suite off bedroom one
- Landscaped sun trap rear garden
- Stunning views from the garden
- EPC rating D





**\*\*NO ONWARD CHAIN\*\*** Presenting a unique opportunity, this impeccably restored stone-built home, originally two cottages, presents an exquisite blend of historical character and contemporary comforts. Dating back to 1821, this charming residence is uniquely situated at the heart of the thriving village, yet enjoys a secluded position next to a park, affording both privacy and breath-taking views. Boasting generous living spaces, including a modern open plan kitchen diner, a cosy living room with a captivating inglenook fireplace, two double bedrooms, a versatile snug, an en suite off the main bedroom, a modern three-piece bathroom, and a meticulously landscaped rear garden, this property offers an exceptional living experience.

Spanning two floors, the entrance opens into a light and airy open plan kitchen diner showcasing an array of modern units, elegant granite worktops, integrated appliances, oak flooring, and a charming stone alcove with a picturesque window framing captivating views. Adjacent to the kitchen diner, a light-filled and inviting living room, also adorned with oak flooring and beams, features a stunning inglenook fireplace with a wood burner, exuding a cosy ambiance. Completing the ground floor is a rear hallway, featuring a stable door and granting access to a fully tiled modern bathroom, boasting contemporary fixtures, spotlights, and a three-piece suite.

Ascending to the first floor, the landing connects two well-proportioned double bedrooms. Bedroom two is enhanced by multiple built-in wardrobes, while bedroom one offers an additional versatile space, ideal for a snug or cosy nook, along with a convenient two-piece en suite.

Outside, the enchanting southerly aspect sun trap low-maintenance country cottage rear garden beckons as a private tranquil sanctuary.

Comprising three tiers, it showcases two patio seating areas for relaxation and entertainment,

while a picturesque decking area at the top provides a surreal vantage point to admire the rooftops of the idyllic village of Easton on the Hill and, depending on the season, either views of the adjacent park's trees, for watching birds and squirrels, or views across farmland to Wothorpe Woods. Mature borders grace the garden, adding to its allure.

Easton on the Hill, an idyllic English village, epitomizes charm and tranquillity, perfectly nestled amidst captivating countryside. Walks through Wothorpe Woods to Burghley House Park, sunset walks down into Ketton Valley and walks across meadows to Stamford delight in all seasons. The warm community spirit with regular social events and clubs, a delightful village pub serving food, cafe, greens, renovated playing field (with play and exercise equipment for all ages), village shop with post office, church, allotments, and village hall, further enhance its appeal.

Enjoying life and amenities outside the village is easy, being only two miles from the town of Stamford and eight miles from Rutland Water. Good road and rail links allow easy commuting (including A43 and A1 and rail access from Stamford and Peterborough to London).

Curlew Cottage invites its owner to embrace the feeling of being on holiday every day with a beautiful cottage and garden, situated in a tranquil yet thriving picturesque village, with great proximity to Stamford, Rutland, and commuter links.

**Kitchen diner**  
5.84m x 4.51m (19.2ft x 14.8ft)

**Living room**  
5.49m x 3.65m (18ft x 12ft)

**Rear hall**  
2.1m x 0.87m (6.9ft x 2.9ft)

**Bathroom**  
2.06m x 1.69m (6.8ft x 5.5ft)

**Landing**  
1.07m x 0.94m (3.5ft x 3.1ft)

**Bedroom one**  
3.78m x 3.58m (12.4ft x 11.7ft)

**Ensuite**  
1.55m x 0.82m (5.1ft x 2.7ft)

**Snug**  
2.15m x 1.62m (7.1ft x 5.3ft)

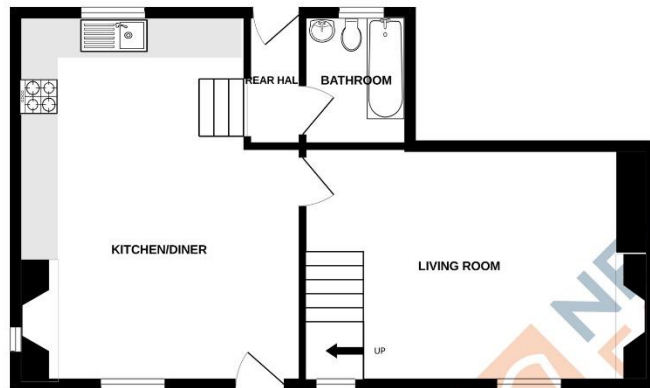
**Bedroom two**  
3.74m x 3.22m (12.3ft x 10.6ft)





# Floorplan

**GROUND FLOOR**  
512 sq.ft. (47.6 sq.m.) approx.



**1ST FLOOR**  
385 sq.ft. (35.7 sq.m.) approx.



**TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		98
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Council Tax Information

Local Authority: East Northamptonshire Council  
Council Tax Band: D

### Agent Note

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



Newton Fallowell Stamford

01780 754530  
stamford@newtonfallowell.co.uk

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