



Well Cross, Edith Weston  
Offers Over £450,000



SPREY  
PROPERTY

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Yew Cottage is an exquisite double-fronted cottage within the heart of Edith Weston, one of Rutland's finest villages, and being only a stone's throw from the south shore of Rutland Water and the Sailing Club. This stunning village residence is built from local stone and boasts charming original features. It has excellent ceiling height throughout, with abundant natural light. Entering Yew Cottage, the hallway has stairs to the first floor. Turn to your left into the charming dining room with a wood-burning stove and whitewashed stone walls. The dining room leads into the living room, with whitewashed chimney breast and inset multi-fuel burning stove, making this room a cosy and relaxing space. The kitchen/breakfast room is the hub of the home with a Rayburn Nouvelle range set underneath a lovely bressummer beam. The kitchen has hand-built wooden units, and open shelves, and doors out to the courtyard garden. Climbing the stairs to the landing, you gain access to three bedrooms. The principal bedroom benefits from built-in bedroom furniture and a sizeable four-piece ensuite. The guestroom and bedroom three also have built-in wardrobes; a shower room completes this floor. Externally there is a gated courtyard area at the front, edged with a low yew hedge. To the rear is a well-presented south-westerly facing courtyard garden, offering a low-maintenance area for relaxing and entertaining, with raised borders and mood lighting. A wooden archway off the courtyard leads to a log store and a useful shed. There is also gated access to the rear, and a separate bin store





TENURE: Freehold

SERVICES: Water, Gas and Electric

COUNCIL TAX: D

EPC:E







ENTRANCE HALL:

DINING ROOM: 3.85m x 3.15m (12'7" x 10'4")

LIVING ROOM: 3.85m x 3.40m (12'7" x 11'2")

KITCHEN BREAKFAST ROOM: 2.87m x 4.48m (9'5" x 14'8")

LANDING:

BEDROOM ONE: 3.85m x 3.21m (12'7" x 10'6")

EN-SUITE:

BEDROOM TWO: 2.65m x 3.11m (8'8" x 10'2")

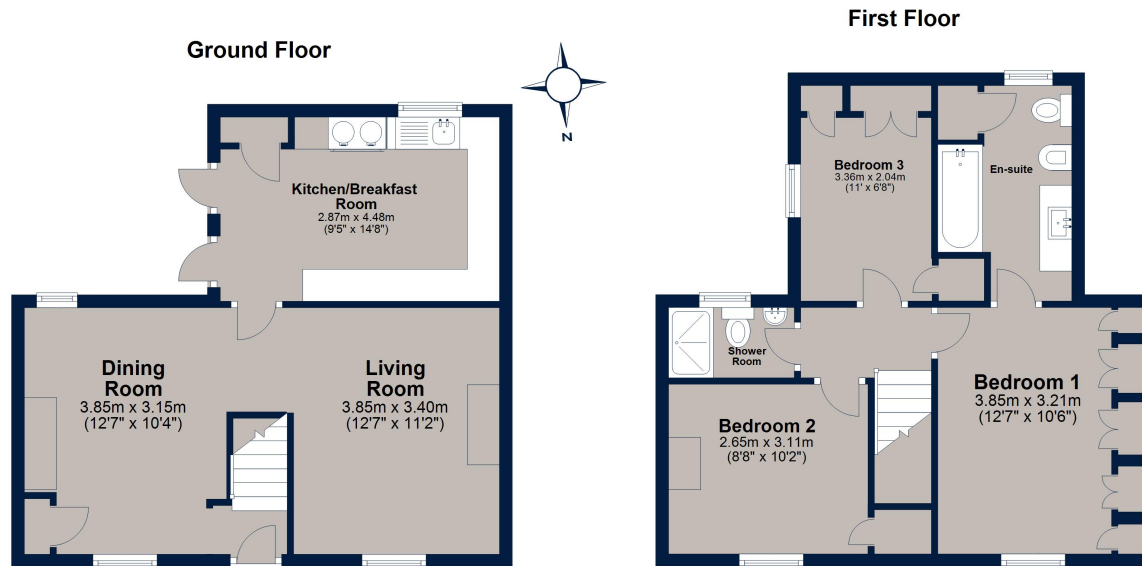
BEDROOM THREE: 3.36m x 2.04m (11' x 6'8")

SHOWER ROOM:





# Well Cross, Edith Weston



Total area: approx. 85.6 sq. metres (921.8 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  
Plan produced using PlanUp.

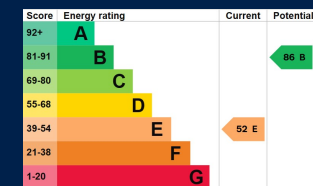
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VILLAGE LIFE The pretty village of Edith Weston stands on the south shore of Rutland Water. A short walk along the shore of Rutland Water brings you to the old Normanton church, which is now a museum, while to the west is Lyndon nature reserve, a popular bird-watching area. There is a small village store and Post Office, the popular Public House "The Wheatsheaf" and the church of St Mary which was built around 1170. At the west edge of the village is the Rutland Water Sailing Club. The Market towns of Oakham, Stamford and Uppingham are as little as 7 miles away.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements