



PEPPERWOOD HOUSE EDITH WESTON







Pepperwood House is a distinguished residence standing on the southern shore of Rutland Water. This detached five-bedroom home is not just a living space but an invitation to a lifestyle embraced by tranquillity and natural beauty. It is nestled in the village of Edith Weston just 5 miles west of the A1 and almost equidistant (6-7 miles) from the market towns of Uppingham, Stamford and Oakham. Each town is celebrated for its reputable educational institutions both state and public. Edith Weston enriches local life with its shop-cum-post-office, welcoming pub, historic church, and well-regarded primary school. Little more than a stone's throw away is Rutland Sailing Club, widely acknowledged as the best in-land sailing facility in the country. The area is a haven for leisure enthusiasts, offering a plethora of activities including walking, cycling, bird watching, sailing, fishing and golf.

Spanning three floors, Pepperwood House offers both elegance and comfort as a family home. The entrance hallway opens on one side to a games/reception room and on the other to an elegant sitting room with a cast iron gas fireplace and this leads on to a study. In the study a full-length picture window affords views of the water. The heart of the ground floor is the snug/inner hall with a seating area and a wood-burning stove. It features the main staircase and opens into a traditional style WC, a boot and utility room area and also leads into the spectacular kitchen/diner/reception room. The kitchen incorporates a walk-in larder and features custom built wall and base units topped with granite, a 5 door AGA with a gas hob a double electric oven and a central island. This culinary haven flows seamlessly into the dining and seating areas crowned by a double height ceiling with exposed beams and skylights, enhancing the natural light. The area is complete with a wood-burning stove and the glazed patio doors and large windows reveal mesmerizing views across the garden and the water to the peninsular. Sailing boats of all colours and sizes are a common spectacle and it is not unusual to catch sight of an Osprey fishing in the breeding season – between June and August.

On the first floor, a carpeted landing leads to three generous bedrooms. The master suite boasts a dressing room, ensuite shower room, and two seating areas, one next to a Juliet balcony, the other with patio doors leading to a walk on balcony, both have panoramic views over Rutland Water. A family bathroom serves the other two bedrooms on this floor. One of these bedrooms has views of the water, the other overlooks the front of the house. The second floor unveils two further bedrooms both offering dual aspect views. There is a walk-in linen cupboard on this floor and another family bathroom, this one with impressive scenic vistas.

Pepperwood House has a small front garden edged with reclaimed granite slabs. Electric gates at the side of the house give access to an ample pebbled parking area framed by reclaimed granite cobbles which also form a path to the lawned area and an outbuilding constructed from preserved timber with oak posts and a slate roof. This comprises a woodstore, large cycle shed, tool shed, garden store and a partially glazed potting shed. The 0.28 acre plot has been professionally landscaped and strategically placed patios ensure sunlight at all times of day, including spots to enjoy the setting sun. The far end of the garden borders onto the Severn Trent land which surrounds Rutland Water.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

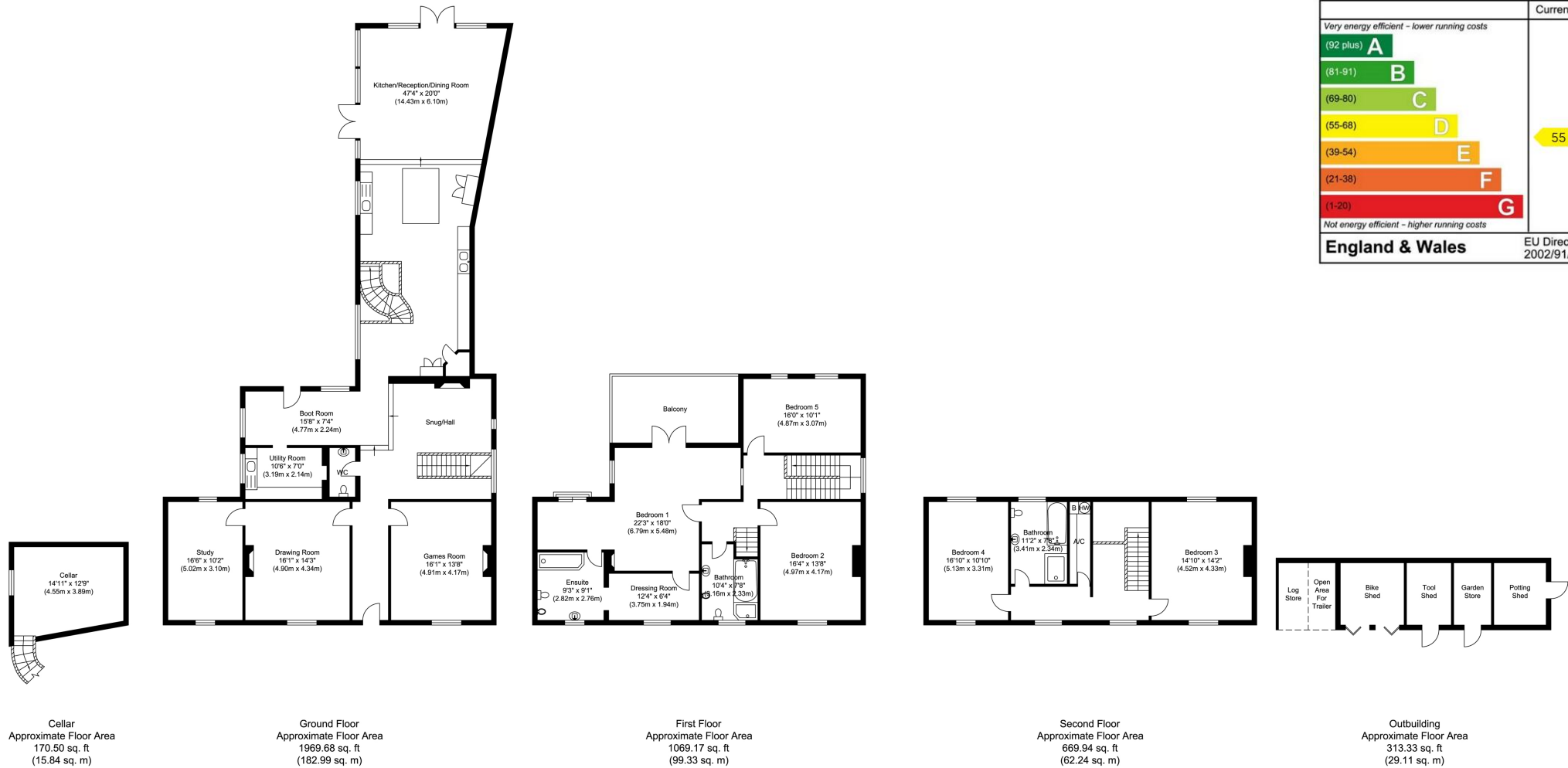


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