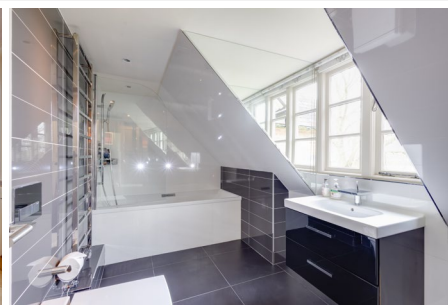




LILAC COTTAGE
BRENTINGBY







Idyllically situated overlooking its own large natural deep pond and manicured grounds of approximately 1.2 acres (further land may be available by separate negotiation), Lilac Cottage has recently been lovingly rebuilt and transformed into a no-expense spared quality home, with both reclaimed and quality materials combined with state of the art low energy living including air source heat pumps, aircon units and energy saving technology. A full and detailed description of all works in the development of the original cottage and the new extensions and annexes is available from the agent on request. The property is attractively offered to the market with no onward chain.

The immaculately presented accommodation has been cleverly designed to give different zones, comprising to the original part of the house an entrance hall with cloakroom, beautifully appointed hand-built designer breakfast kitchen with a central island and high-end integral appliances which leads to a sitting area with fireplace and dining room. This opens through to the Vale House fully glazed living room which is used as a fantastic entertaining space, the current owner has a high-end DJ set up which can be included in the sale via separate negotiation. The glazed link connects the house to the annexe, also with its own separate access, offering a kitchen/diner, ground floor bedroom and cloakroom/WC. The first floor offers a grand master suite with ensuite bathroom. There are a further three good sized bedrooms in the main house section of the development, including a second master bedroom with ensuite shower room and a family bathroom.

Externally, the property offers a large driveway space giving parking for multiple vehicles and garage with stabling and flat / home office above which is partially completed. The beautifully kept grounds offer a large natural deep pond with decking lounge area, pergola seating area and large areas of lawn, adjoining open fields giving attractive countryside views.

Brentingby is an unspoilt hamlet comprising of a handful of attractive houses and cottages, just a stones' throw from the village of Stapleford with the renowned Stapleford Park Hotel. The area is idyllically placed in the rural countryside, whilst still being within easy reach of the attractive market towns of Melton Mowbray and Oakham in Rutland. For commuters, the A1 is nearby to the East giving quick access to Grantham which offers mainline trains to London in approximately one hour. The local area offers excellent schooling, including Witham Hall preparatory school, Oakham School, Stamford Endowed Girls & Boys Schools and The Kings Grammar School.



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