



Orchard Cottage, Stamford End, Exton

This beautifully presented period home has been thoughtfully updated by the current owners to create a perfect blend of character and contemporary comfort.

FEATURES

- Character Property Situated
In A Prime Location
- Renovated By Current Owners
- Three Comfortable Bedrooms
- Two Reception Rooms
- Off Road Parking
- Garden Room With Countryside Views
- Retains Original Features Throughout





ACCOMMODATION

This beautifully presented period home has been thoughtfully updated by the current owners to create a perfect blend of character and contemporary comfort. Recent improvements include a brand new high-quality kitchen, full internal redecoration, new double-glazed wood-casement doors and windows, and a modern air-source heat pump system. A superb garden room/office has also been added to the elevated part of the garden, offering a peaceful spot with views across the open countryside of Exton Park and Estate.

Originally two cottages dating back to the 1860s, the property is believed to have been built by the stonemasons who rebuilt Exton Hall, with many materials thought to have been salvaged from the original hall. While not listed, renovations have been carried out sympathetically, and there is scope for extension (subject to planning).

Inside, the home is rich in period detail, including exposed beams, original fireplaces, and feature stonework. The ground floor offers two spacious reception rooms, a newly fitted kitchen with oak worktops, and a shower room with a double walk-in rainfall shower. The first floor provides three charming double bedrooms with built-in storage, each showcasing original features.

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EXTERNAL

Externally, the property occupies a generous and beautifully landscaped plot with gardens to the front, side, and rear. The various seating areas offer privacy and tranquility—perfect for outdoor entertaining or simply enjoying the sunshine. To the rear the elevated garden features views across open countryside and the garden room, ideal home office or gym. To the side is a gravel driveway with off road parking for two cars. The attractive front orchard containing mature shrubs and plants, apple and plum trees, presents a range of possibilities—whether retained as a charming garden feature, adapted to provide extra parking or, subject to planning approval, developed to accommodate a garage.

Just two miles from Rutland Water, Exton is one of the county's most sought-after villages, renowned for its pretty period homes and welcoming community. The village benefits from a primary school, popular local pub and is close to the award-winning Hambleton Bakery. The nearby market towns of Oakham and Stamford are both easily accessible, offering a wide range of amenities, restaurants, and excellent transport links.



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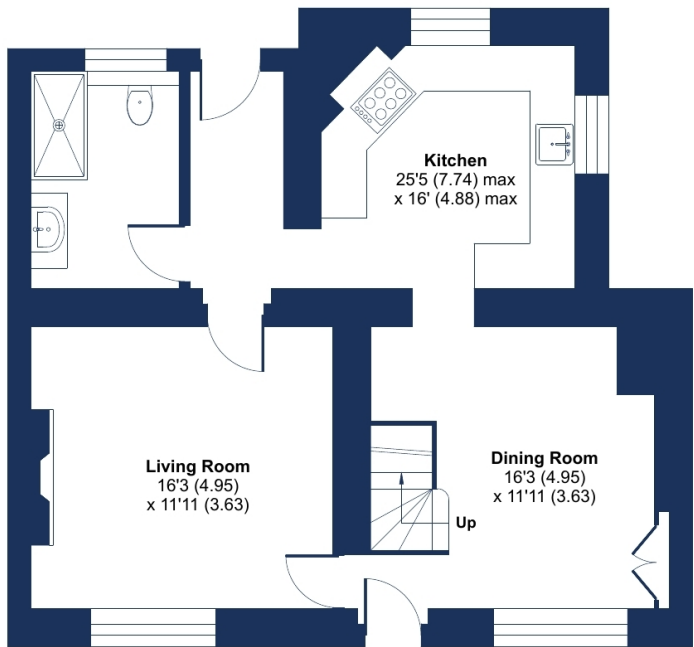
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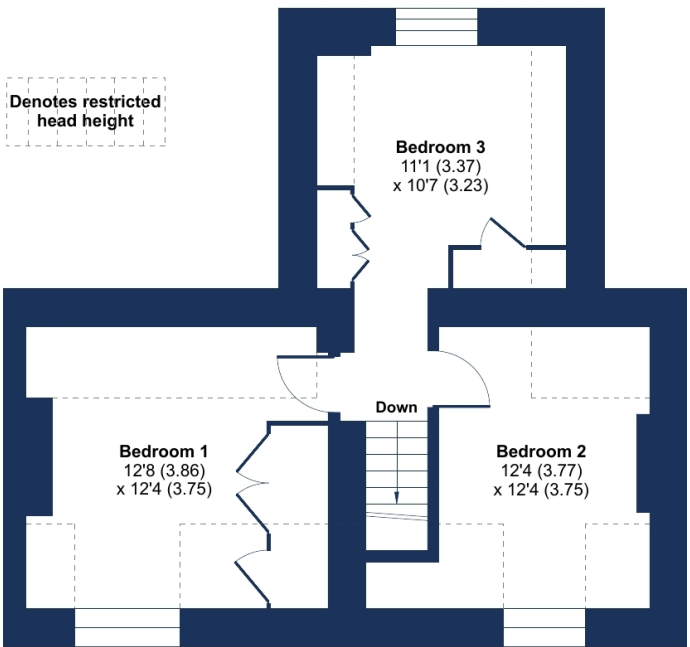
Stamford End, Exton, Oakham, LE15

Approximate Area = 919 sq ft / 85.3 sq m
Limited Use Area(s) = 156 sq ft / 14.4 sq m
Total = 1075 sq ft / 99.7 sq m

For identification only - Not to scale



GROUND FLOOR



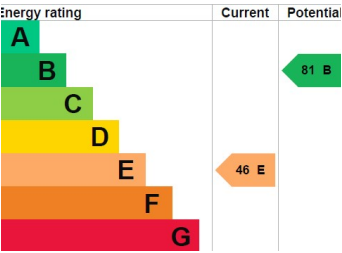
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Moores Estate Agents. REF: 1362386



EPC RATING



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