



Drakes Cottage

CLIPSHAM

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WEST STREET CLIPSHAM, RUTLAND, LE15 7SJ

Situated within the idyllic Rutland village of Clipsham sits Drakes Cottage, a beautiful Grade II detached home with fabulous gardens, generous parking space and a separate stone outbuilding presently used as a garage and garden store.

Formally a dairy, this delightful property was fully renovated around thirty years ago and has since been extremely well maintained and very much updated throughout. The property is built of local limestone under a Collyweston slate roof. The main roof was completely retiled as part of the late 1990 refurbishment program with the single storey roof being refurbished in 2022. Great attention has been paid to all the period features which have been lovingly preserved, such as exposed timbers and stone walls, pretty window seats and flag stone flooring.

There are three reception rooms to the ground floor along with a delightful breakfast kitchen, utilities area and a bathroom. On the first floor are two beautifully proportioned bedrooms and on the second floor is a wonderful principal bedroom suite with a huge en suite bathroom.







welcome home

The sitting room is dual aspect with charming views across the front elevation and pretty French doors to the rear allowing access to a courtyard area. Sitting in perfect harmony with feature stone window reveals and exposed ceiling timbers is a wonderful Inglenook fireplace with wood burner which provides a lovely focal point to the room. Tucked away in the right hand corner is the original bread oven and to the left is a storage cupboard with stripped wooden door.

Next door is a wonderful dining room with weathered flag stone floor and a large Inglenook fireplace with a decorative iron grate and stone hearth.

Moving through a rear hallway, we find a useful utility space which houses the boiler and provides space for the washing machine and tumble dryer along with various other house hold items.





To the rear of the hallway is a bright airy kitchen. This lovely room is dual aspect with windows overlooking the courtyard and pretty French doors which open to the delightful garden providing the most perfect spot for summer entertaining and alfresco dining.

An electric two oven Aga is complemented by an electric multifunction oven, hob and microwave. A range of wall and floor standing bespoke cabinets allow for plenty of storage along with housing a Belfast sink and an integrated dishwasher.

The study is ideally located to the far side of the property away from the main living area. The perfect place to study or work from home, this peaceful room also has a loft staircase which leads to a mezzanine area large enough for a single futon or mattress.

Completing the ground floor is a beautiful bathroom which has a free standing roll top bath tub on claw feet, a shower, a loo, wash hand basin and a traditional towel rail. Stone floor tiles complement the exposed stone walls and deep raised platform where the milk churns were once stored!





and so to bed...

Two large bedrooms radiate from a pretty hallway complete with a pretty window seat which overlooks the rear.

The first of the bedrooms has an exposed stone wall featuring a cast iron fireplace with stone lintel over. In the corner is an inbuilt storage cupboard, which is used as a wardrobe. Again, a pretty window with window seat offers very peaceful views over the front elevation.

Along the hallway is another very generous bedroom which has a range of in built wardrobes offering plenty of hanging and storage space. This delightful room has some wonderful features and pretty views over the front elevation.

The large principal bedroom suite is the most tranquil space which spans the entire second floor which is flooded with natural light due to the gable window and the Velux roof lights. An extensive range of in built low rise wardrobes provides excellent storage.

Beyond the bedroom, there is a vast en suite bathroom. Taking centre stage is a free standing roll top bath along with a shower, loo and wash hand basin.







step outside

The utterly charming garden is mainly lawned with mature shrubs and perennial plants enclosed by a stone wall and recently installed estate fencing.

Within the garden are various areas for seating along with a very pretty courtyard area with access to a large stone outbuilding currently used as a garage/store. The current vendors had plans drawn, but not submitted, for the outbuilding to become part of the main living area, details of which can be provided by the agents.

A shingle driveway provides access to a large parking area with gated access to the house and gardens.



local amenities

Clipsham is a pretty, rural village on the borders of Rutland and Lincolnshire, home to the award-winning village pub, The Olive Branch and only 10 miles away from the market towns of Stamford and Oakham which offer a wide range of shopping and entertainment. Easy access to the A1 is an advantage for commuters travelling north or south in addition to local journeys. Mainline trains to Kings Cross/St Pancras depart from Grantham (15 minutes away). Close by is Hambleton bakery and a micro store.

Forestry England are creating a new multi-purpose woodland on a 220-hectare site at the Clipsham Farm, which straddles the border of Rutland and Lincolnshire. The new woodland will offer fabulous walks and cycle trails, as well as enhance biodiversity, and sustainability.



services

Electric, water and mains drainage are understood to be connected. The property has oil fired central heating. (none tested by the agent).

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details

Approximate Gross Internal Area:

187.4 sq m / 2017 sq ft

Garage: 20.2 sq m / 217 sq ft

Total: 207.6 sq m / 2234 sq ft

Local Authority: Rutland County Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: Exempt (Listed Building)



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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