



# Yew Cottage

EDITH WESTON

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2 WELL CROSS, EDITH WESTON, RUTLAND, LE15 8HG

Nestled in the heart of one of Rutland's most picturesque villages close to the south shore of Rutland Water. Yew Cottage is a quintessential stone cottage built under a Collyweston slate roof exuding charm and character at every turn. Situated within a peaceful and idyllic setting, this beautifully maintained home has been cherished and lovingly maintained throughout the years, offering a perfect blend of period living and modern comfort.

Steeped in history, with delightful views from every window, this wonderful cottage is framed by delightful courtyard gardens to the front and rear, providing a tranquil retreat, perfect for those seeking the serenity of village life.

Stepping into the home, there are two lovely living spaces, a sitting room and a dining room both brimming with natural light and warmth, complemented by timeless features such as exposed timbers and inglenook fireplaces housing wood burning stoves.









To the rear of the property is a charming kitchen, the true heart of this home. With glazed doors that open onto a charming courtyard garden, the kitchen offers the perfect balance of functionality and style. A comprehensive range of cabinetry provides ample storage, while housing space for essential white goods. A wonderful feature is the Rayburn range cooker, not only a delightful focal point but also serving as a source for both cooking and heating, making this the ideal gathering place for family and friends.

A central staircase rises to the first floor, leading to three well proportioned bedrooms and two bath/shower rooms. The principal bedroom is a true delight, offering an extensive range of bespoke wardrobes, providing generous storage space. The en-suite is thoughtfully designed and well appointed, featuring a bath with shower over, a vanity wash basin with storage below, a loo, and a bidet.











Two further lovely bedrooms can be found on this floor, a charming double and a large single, the latter currently used as a home office. Between these rooms is an attractive shower room, complete with a large shower enclosure, wash basin, and loo.

Storage is plentiful throughout the home, with the added benefit of a fully lined loft, complete with a large loft ladder for ease of access.

Yew Cottage is a wonderful blend of period charm and modern convenience, offering a warm and welcoming environment, ideal for comfortable village living.



## Location

Edith Weston is a charming village nestled in the heart of Rutland, and has a number of facilities including public house, village shop with post office and primary school.

There are many activities at Rutland Water Sailing Club, including, sailing, kayaking, and wind surfing along with walking and cycling paths around the water.

Oakham is a short drive away with supermarkets, doctors surgeries and sports facilities, along with private and state schooling for all ages. To the east, (seven miles) the Georgian market town of Stamford is renowned for its architecture and its mix of independent shops and more well known chains, pubs and cafes and restaurants.

The area is renowned for its good schooling with both independent and state schools that can be found in Oakham, Uppingham (6.6 miles), Stamford and Oundle (17.7miles).















## Services

Mains water, drainage, gas and electric are understood to be connected. The property has gas fired central heating (via Rayburn) . None of the services nor appliances have been checked 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

**Local Authority:** Rutland County Council  
**Council Tax Band:** D

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 52 | E

**EPC potential:** 86 | B



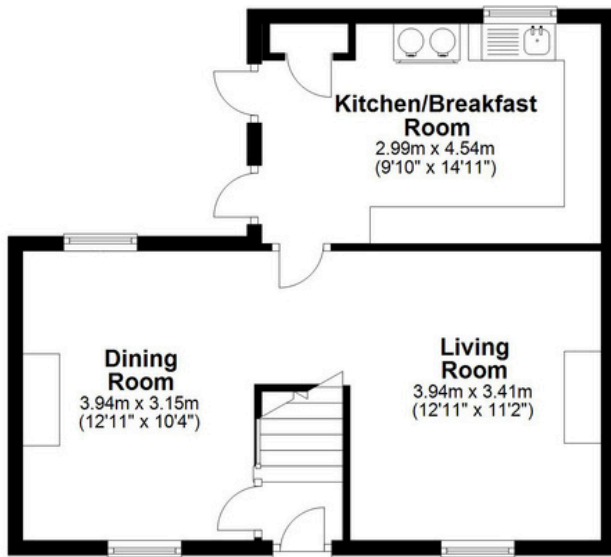


# Floorplan

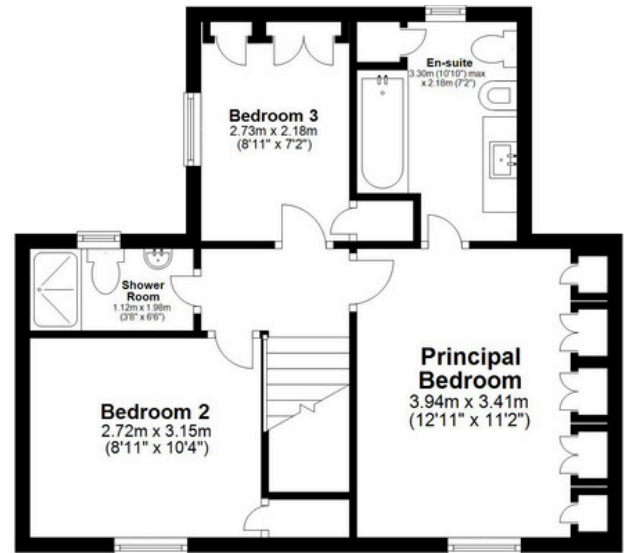
Total Internal Area Approx: 89.9 sq m / 967.2 sq ft

Ground Floor Approx: 45.2 sq m / 486 sq ft

First Floor Approx: 44.7 sq m / 480.8 sq ft



Ground Floor



First Floor

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.





Digby & Finch

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