



Church View Cottage

EDITH WESTON

CHURCH VIEW COTTAGE

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

Nestled in an idyllic position, just a stone's throw from Rutland Water, this unlisted cottage boasts a wealth of charm and character throughout. Built from local limestone under a Collyweston roof, this charming double-fronted home offers surprisingly generous living spaces, complemented by a well-proportioned enclosed rear garden and the tranquil view of St. Mary's Church spire.









step inside

Entering the home, you are greeted by a wonderful open-plan living, dining, and kitchen area, which is bathed in natural light from the bi-fold doors leading to the garden, offering a delightful vista of St. Mary's Church spire. The sitting area, to the front of the property, is a particularly attractive space, with wood-effect flooring underfoot, and a handsome fireplace that forms a wonderful focal point to the room.

Beyond the sitting area, the spacious kitchen/dining area awaits, offering a range of shaker style wall and floor standing cabinetry together with integrated appliances including a cooker, hob, extractor fan, fridge-freezer, and dishwasher. There is further cabinetry extending to a large island/breakfast bar, complemented by solid wooden work surfaces. Bi-fold doors open to a delightful garden which really allows the outside in.

Overlooking the front elevation we find a useful second reception room, ideal for a home office, snug, or playroom, adding further flexibility to the accommodation.

The property also benefits from a utility room, along with a guest cloakroom featuring a WC, wash basin, and a large storage cupboard, perfect for coats and shoes.







and so to bed...

Ascending the staircase to the first floor, where three bedrooms and two well-appointed bathrooms are found along with a half-height storage cupboard.

The spacious principal bedroom is bright and airy, featuring an attractive en-suite with a generous shower enclosure, WC, wash basin, and heated towel rail. Bedrooms two and three, a double and a single respectively, share a family bathroom complete with a P-shaped bath and shower over, wash basin, WC, and heated towel rail.





step outside

To the front, a path leads through shingle beds, bordered by a pretty picket fence and hand gate, providing a welcoming entrance to the property. To the rear, a delightful, enclosed garden awaits, offering a porcelain terrace, raised lawn, and a stone storage shed. There is also gated personnel access providing access to the rear garden.

This enchanting cottage is a true gem, offering a perfect blend of period charm and modern comfort in a highly desirable location.

local amenities

Edith Weston is a charming village nestled in the heart of Rutland, and has a number of facilities including a 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 many 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

Water, electricity and mains drainage are understood to be connected. The property has gas fired central heating.

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.



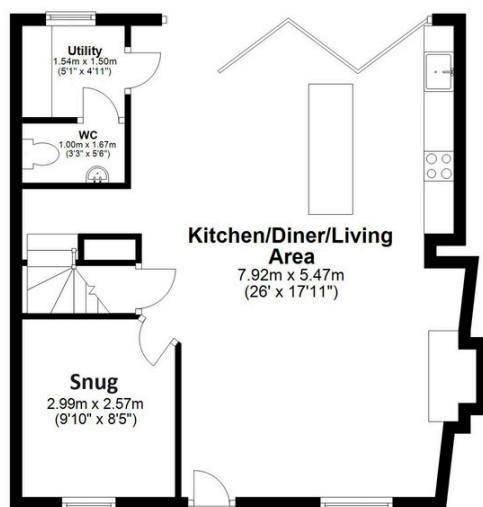


finer details



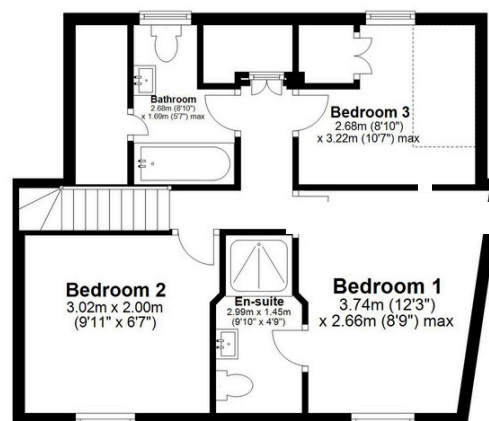
Ground Floor

Approx. 58.3 sq. metres (627.9 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Approximate Gross Internal Area:

101.9 sq m / 1096.4 sq ft

Ground Floor Approx: 58.3 sq m / 627.9 sq ft.

First Floor Approx: 43.5 sq m / 468.5 sq ft.

Local Authority: Rutland County Council

Council Tax Band: C

Tenure: Freehold

EPC Rating

Current - 70/C

Potential - 84/B

Agents Note: Cgi Images



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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