



15 Rectory Lane
Edith Weston | West Pinchbeck | Rutland | LE15

FINE & COUNTRY



KEY FEATURES

- *An Attractive, Double Fronted, Stone-Built Modern Family Home, Completed in 2020*
- *Sits in an Elevated Position only a Short Walk from Rutland Water and the Sailing Club*
- *Entrance Hall, Reception Room, Dining Room, Open Plan Kitchen/Family Room*
- *Principal Bedroom with En Suite Shower Room and Dressing Room*
- *Three Further Double Bedrooms, a Jack & Jill Shower Room and a Family Bathroom*
- *Wraparound, Predominantly Lawn Garden with Raised Vegetable Beds and Patio Terrace*
- *Gated Entrance, Detached Double Garage and Ample Off-Road Parking*
- *Total Plot is Approximately 0.37 Acres (Subject to Measured Survey)*
- *Total Accommodation Extends to Approximately 2052 Sq.Ft.*

Nestled within the charming village of Edith Weston, 15 Rectory Lane is a handsome, stone-built home offering a peaceful setting, modern interiors and easy access to the unrivalled natural beauty of Rutland Water. Completed in 2020 and presented to a high standard throughout, this attractive family home occupies an elevated position within a generous plot of approximately one third of an acre, combining the benefits of modern design with a traditional aesthetic that sits comfortably among its historic surroundings.

The house immediately draws the eye from the roadside with its classic lines and neat kerb appeal. The current owners recall first stumbling across it quite by chance while viewing other homes in the village. Even at that early stage, when the house was still under construction, its quality was clear. It was the exceptional build and

generous garden that quickly set it apart from other new homes they had seen. From that moment on, they knew there was no other contender.

Arranged over two floors, the house offers a well-balanced layout with a flowing ground floor and four double bedrooms above. Stepping inside, the welcoming entrance hall sets the tone with its sense of calm and light. From here, doors lead to the main living areas including a beautifully proportioned reception room to one side. This is a room made for all seasons, with full-height windows and bi-fold doors that frame views of the garden and flood the space with natural light. In the cooler months, the wood-burning stove provides a warm and cosy focal point.







Adjacent to the reception room is the formal dining room, ideal for entertaining guests or enjoying family dinners. Beyond this is the real heart of the home, a beautiful open-plan kitchen and breakfast room with sleek lines and ample space to cook, dine and relax. Here, full-height bi-fold doors open directly onto the garden terrace, creating a seamless transition between inside and out. The current owners say they have spent much of their time in this part of the house, drawn by the peace and tranquillity of the setting. Whether enjoying a quiet morning coffee or hosting friends on a summer's evening, this space has served as the perfect backdrop.

Also on the ground floor are a practical utility room and a guest cloakroom, both neatly tucked away from the main living areas.



Upstairs, the layout continues to impress. The principal suite spans the depth of the house and comprises a spacious double bedroom, an en suite shower room and a fully fitted dressing room. The wardrobes here, and in the main bedroom, were custom installed by Sharps, ensuring a smart use of space. Three further double bedrooms are arranged off a central landing, two of which share a stylish Jack and Jill en suite, while the fourth has access to the well-appointed family bathroom. Each bedroom is light, bright and beautifully finished, making this an ideal home for families, visiting guests or even those needing a separate space to work from home.







Outside, the garden is a true highlight. Lovingly landscaped by the current owners, the wraparound design ensures that every room in the house enjoys a view of green space. Tiered in design, it offers a combination of lawned areas, raised beds and smart planting, as well as a greenhouse and shed. There is a sense of maturity and privacy rarely found in modern homes and, with ample space for outdoor dining and entertaining, it is a garden that suits both active and restful moments. The couple's Spanish Water Dog has certainly made the most of it. A spacious patio provides the perfect place to enjoy a barbecue, while the tranquil setting encourages a slower pace of life.

To the front, the property is approached via electric double gates, offering security and a sense of arrival. There is a generous driveway providing off-street parking for several cars and a detached double garage with light and power.

For those with a passion for sailing or outdoor pursuits, the proximity to Rutland Water is a huge advantage. Just moments from the front door are scenic walking and cycling routes, the sailing club, nature reserves and picture-postcard views. The village itself is warm and welcoming, with a friendly community and good local amenities including a shop, café, post office and traditional pub.



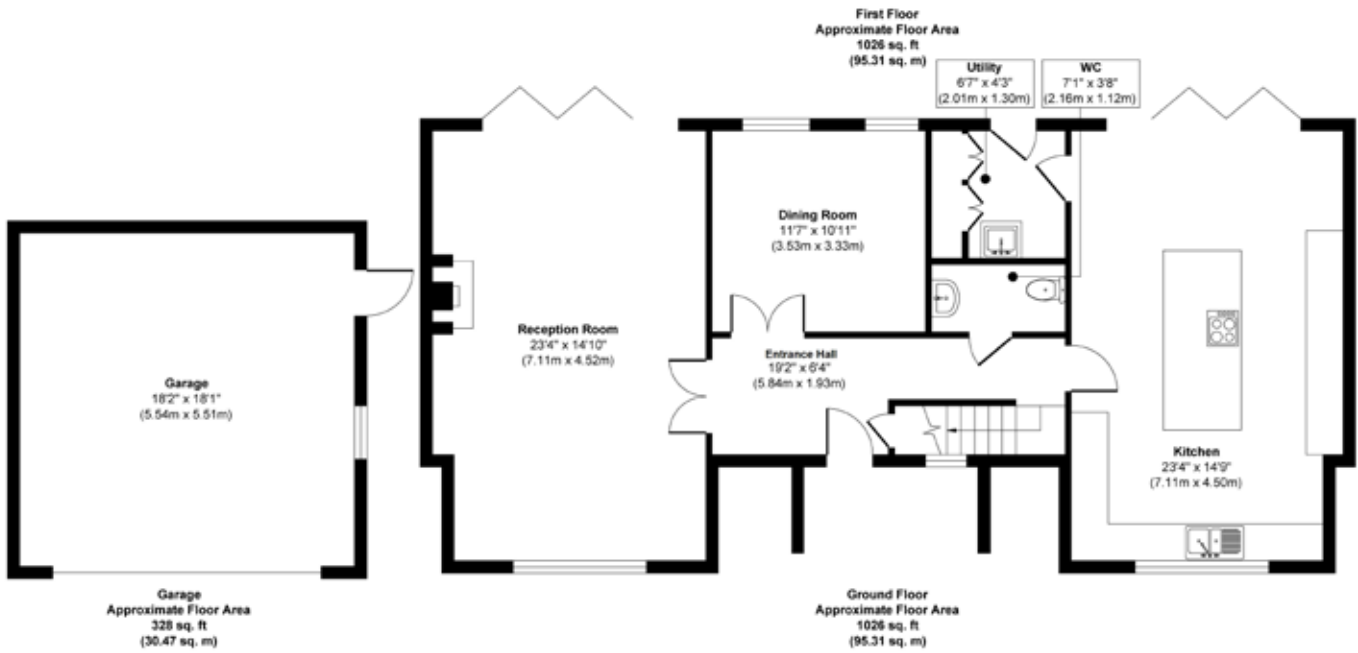
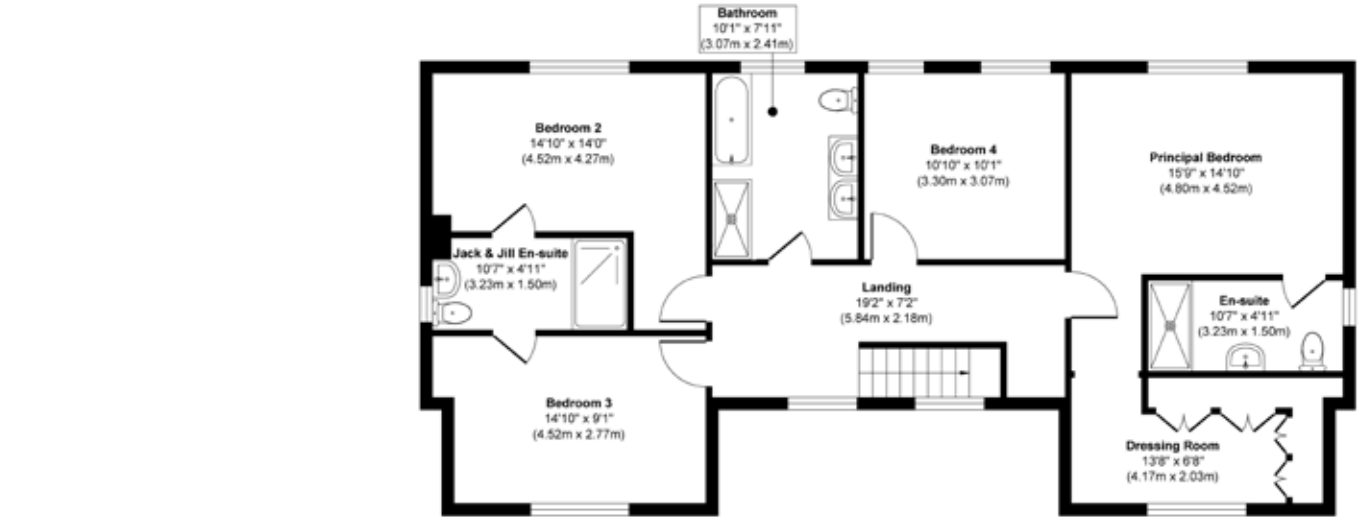


Commuting is easy too, with the charming market towns of Oakham, Uppingham and Stamford all within ten minutes' drive, and mainline rail services to London available from Peterborough and Corby. A number of well-regarded state and independent schools are also close by, making this an ideal location for families.

While the owners are now preparing for an exciting new chapter abroad, they leave behind a home filled with happy memories. From quiet evenings by the fire to sunny afternoons with friends in the garden, 15 Rectory Lane has offered them space, comfort and joy in equal measure. It is a home that truly delivers – beautifully presented, thoughtfully designed and perfectly placed to enjoy the best of village life and the stunning Rutland countryside.

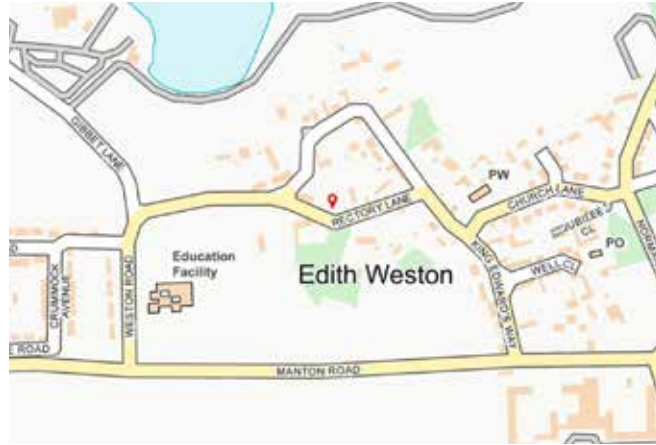






Approx. Gross Internal Floor Area
Main House = 2052 sq. ft / 190.62 sq. m
Garage = 328 sq. ft / 30.47 sq. m
Total = 2380 sq. ft / 221.09 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Water, Electricity and Drainage. Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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