



SPRING HILL  
GLASTON



A home for all seasons, nestled on over two acres of land, including its own lake, discover the tranquillity you have been chasing, at Spring Hill in Glaston.

### Rural refuge

Tucked away at the end of Spring Lane, a wooden gate opens to the sweeping driveway, lined with mature evergreen hedging concealing the home from view of the road. With healthy lawn bordering the driveway to the left, glimpse the far-reaching views to the rear as you approach, enhancing the serenity of Spring Hill's setting.



## A warm welcome

The pillared entrance and welcoming double doors open to reveal the broad and bright entrance hallway, flooded with light from windows to either side.

Through the doors to the left, savour the incredible views from the spacious sitting room. French doors open to bring the outdoors in, framing far reaching watercolour captures of the garden, lake, and countryside beyond.

In the winter months, the open fire instils the room with a toasty glow, nestled within its marble surround.

Entertain with ease in the dining room, a large, square room to the right of the entrance hallway, offering views to the front garden and with doors connecting through to the garden room; the perfect place for an aperitif or a sundowner, French doors offer instant access out to the patio terrace and garden beyond. A sociable hub of the home, the garden room can also be accessed via sliding doors from the inner hallway.

Spacious and bright, wide windows to the front and rear of the breakfast kitchen draw in an abundance of light.

A handy side porch is ideal for keen walkers and muddy paws, providing a practical place in which to hang coats and dog leads. There is also access through to the double garage from here and the old coal shed.

Returning to the entrance hall, double doors open and lead onwards to a lobby area granting access to the outside terrace, basking in sunshine, and offering idyllic views out over the lake and fields beyond. From there, there's a handy guest cloakroom with wash basin and lavatory.

A home that reveals itself as you move through it, storage is found throughout the hallways in abundance, with a wall of cupboards set across from the study, which borrows light from the garden room through a glazed door.



## Sweet dreams

Next discover the private and secluded bedroom wing... The first two bedrooms retain a light and airy ambience, aided by the large windows framing peaceful garden, lake, and field views

Serving these bedrooms is a spacious shower room, tiled in neutral sandy shades to the walls and floor and furnished with large walk-in shower, heated towel radiator, wash basin and lavatory.

Sanctuary awaits in the principal suite, saturated with light from the trio of windows overlooking the garden. Private and peaceful, dressed in neutral shades, this soporific and spacious bedroom features its own en suite with separate bath and shower, alongside a dressing room and separate walk-in wardrobe.





## The Good Life

Lush, emerald-green lawn wraps its way around the home, whose sense of privacy is enhanced by the mature trees and shrubs planted to the front.

To the side, the lawn runs down to the self-maintained lake, which has an output and input. Once brimming with carp, fish still swim the lake's waters, with ducks frequenting the lake particularly in the springtime. Pause a while in the summerhouse to savour the view. There is also a freshwater spring, behind the lake.

Grow your own in the glass house and enjoy all manner of games on the lawn, securely set behind a well-maintained stone and brick wall.

To the rear of the home, soak up the sunshine on the stone patio, where a handsome, gated archway, reclaimed from the local area, directs your eyeline to the garden and borders, brimming with spring bulbs beyond.

Wrapping around the home on all sides, the glorious gardens provide a buffer of bucolic bliss to the home, with fields dotted with lambs outlying the two acres of lawn, lake, and borders.



## Near and far

Welcome to the rural retreat of Glaston, a friendly village embraced by the Rutland countryside.

Rural, but not remote, Glaston is conveniently situated for the A47, and is perfectly poised between Leicester and Peterborough, making it ideal for commuters who are yearning for a quiet, country haven to return home to after a busy day's work.

Families are well-placed, just a couple of miles from the three excellent local market towns of Uppingham, Oakham and Stamford.

Pull on your boots and explore the tranquil village of Glaston, home to 17th century ironstone architecture, alongside 18th century homes. Outside Spring Hill itself, you can even spy the ancient cart wash, dating back to the mid 1700s and once used for soaking cartwheels to prevent the wood shrinking from the iron tyres.

### Local Distances

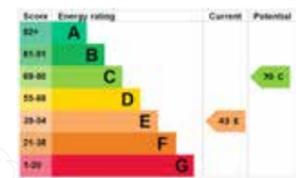
- Uppingham** 2.5 miles (6 minutes)
- Oakham** 6 miles (12 minutes)
- Stamford** 10 miles (18 minutes)
- Peterborough** 20 miles (31 minutes)
- Leicester** 21 miles (42 minutes)

## The Finer Details

Freehold  
Detached  
Constructed mid 1970s  
Plot approx. 2 acres

Oil central heating  
Mains electricity and water  
Septic tank  
Rutland County Council, tax band G  
EPC rating E

Total area: approx. 274.6 sq. metres (2955.3 sq. feet)



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Spring Hill, Spring Lane, Glaston, Rutland LE15 9BX



To view please call the team on  
01572 497 070 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)

