



# THE CORNER HOUSE

KETTON



One of an exclusive enclave of homes, tucked away in the delightful Rutland village of Ketton, escape to the country whilst retaining easy access out and about, in the beautiful surrounds of The Corner House on Pinfold Gate.

## WELCOME HOME

Pull onto the driveway of one of five exclusive homes on Pinfold Gate. There is ample parking outside the two-car double garage. Make your way past the front garden with mature shrubs and trees to the front door.



The Corner House



## THE HEART OF THE HOME

Stepping into the light and bright entrance hallway, with oak flooring underfoot, doors lead off to each reception room. The heart of the home is undoubtedly the sociable, open plan kitchen living room. Opening up to the kitchen is an inviting relaxed seating area, where views entreat out to the walled garden - throw open the French doors and enjoy the sound of birdsong.

Family and friends will naturally converge at the central island, topped with solid wood, with space for a row of bar stools to be casually tucked underneath - the perfect space for those hurried workday mornings and for chatting together as you prepare supper. The kitchen has plenty of storage, with granite-topped cream cabinetry to either side of the island, and features a classic Rangemaster oven to one side, and built-in dishwasher and traditional Belfast sink that overlooks the garden to the other.

Flow through into the breakfast room, where French doors open up to invite you onto the terrace to enjoy morning coffee.

Keeping the kitchen chore and clutter free, The Corner House boasts a walk-in pantry, and laundry room that has handy access to the side of the home, ideal for returning with muddy boots and paws after a walk around the village and surrounding countryside.

The Corner House



## FAMILY FRIENDLY FLOW

Returning to the hallway, the elegant sitting room awaits. Warm and welcoming, a woodburning stove with stone surround is the focal point of this room. Flanked by windows to either side, and with another set of French doors, the sitting room is a wonderful place to retire to after supper.

To the front of the home, a study sits to one side of the hallway, while on the other is the home's final reception room. Currently used as a formal dining room, it could also make a lovely family snug with its open fire and window to the front aspect.



The Corner House





### BEDTIME BLISS

The Corner House has four bedrooms, including an enviable principal suite. Ascending the staircase, the first two double bedrooms are to the rear of the home, overlooking the garden; one with fitted wardrobes and an en suite shower room, ideal for visiting guests. Adjacent to here is the generously-sized family bathroom with bathtub, separate shower, basin and lavatory. To the other side of the lovely, naturally illuminated galleried landing is the third bedroom, currently used as a home office, but could also make a very sweet nursery.





## POCKET OF PARADISE

With French doors opening to a balcony overlooking the garden, the principal suite is a peaceful haven – spacious, serene and with its own dressing room. Refresh and revive in the en suite shower room.



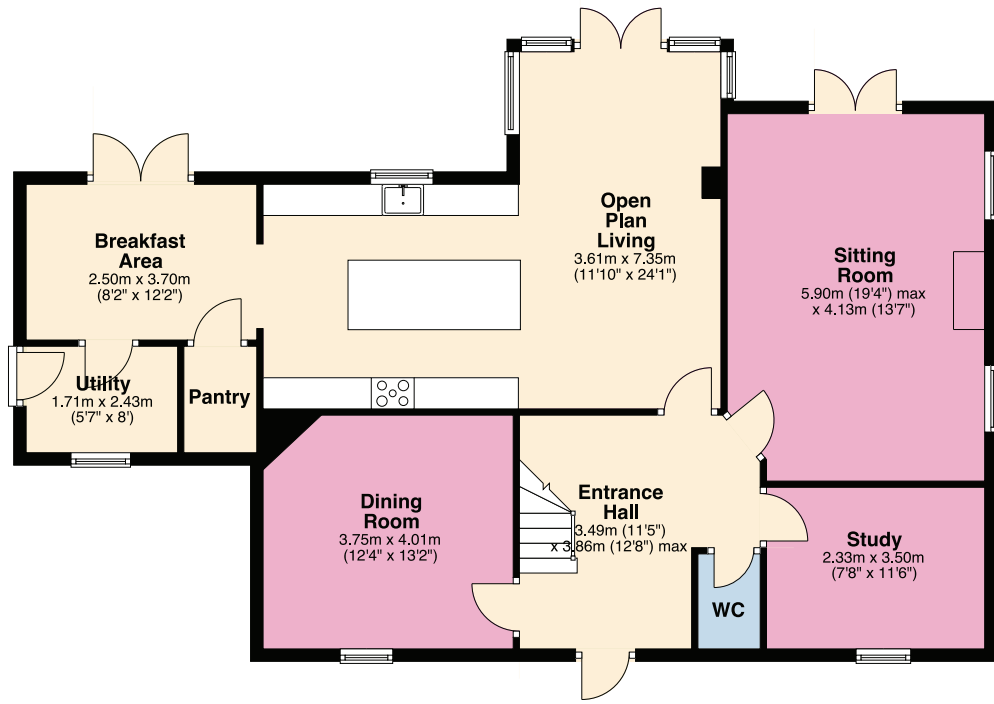
## GARDEN DELIGHTS

Built on the site of a former farm, The Corner House retains the original stone wall to the rear of the garden, and a very sweet stone outbuilding that once housed sheep, but now makes a fantastic games room.

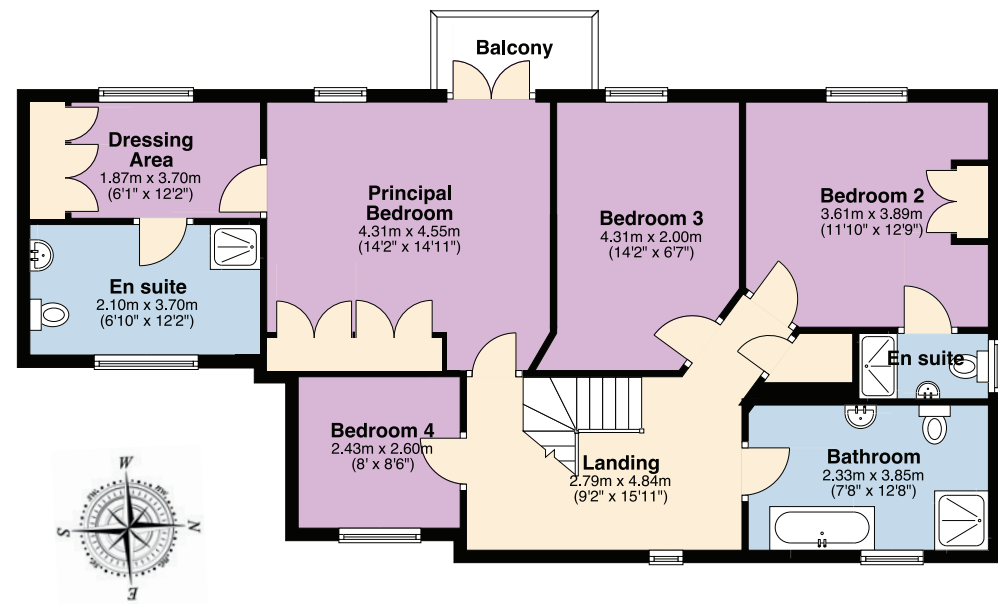
Gates to either side of the home lead to the enclosed, landscaped rear garden. A large terraced area sits before the raised lawn, a wonderful space to dine al fresco, play family games and unwind.



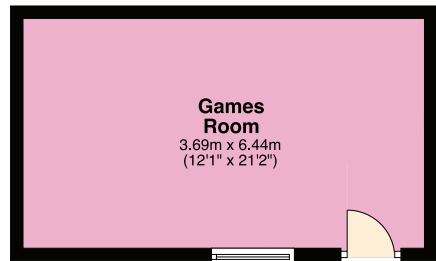
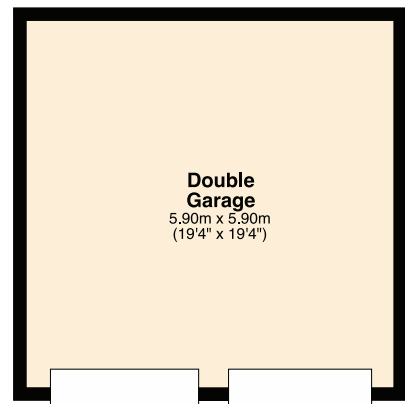
Ground Floor



First Floor



Outbuildings



FINER DETAILS

- Freehold
- Detached
- Constructed 2005
- Conservation area
- Plot approx. 0.19 acre
- Gas central heating
- Mains electricity, water and sewage
- Rutland County Council, tax band G
- EPC rating C

Ground Floor: Approx. 113.5 sq. metres (1221.5 sq. feet)  
 First Floor: Approx. 96.3 sq. metres (1036.6 sq. feet)  
 Outbuildings: Approx. 58.6 sq. metres (630.5 sq. feet)  
 Total area: approx. 268.4 sq. metres (2888.7 sq. feet)



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LONGING FOR VILLAGE LIFE

Explore the delights of Ketton; where country village vibes mingle with market town vibrancy. Take a stroll about this much sought-after community, with delightful countryside walks on the doorstep, taking in fields, river and ancient farmland. Families are perfectly placed with a playschool, forest school and primary school in the village, and Casterton College nearby. With independent schooling in mind, there are many excellent establishments to choose from including Copthill School, the Stamford Endowed Schools and Oakham, Uppingham and Oundle Schools all within easy reach.

A well-equipped village, amenities include a large playground, public library, village shop, Post Office, cricket club, community centre, two churches, vineyard, brewery and an award winning pub, The Railway Inn, awarded 'Pub of the Year' this year by CAMRA Rutland. Enjoy fresh air and exercise at nearby Rutland Water, serving up walks, fishing, cycling and watersports. Stamford Railway Station offers a one-stop link to Peterborough, which connects to London King's Cross - ideal for commuters and day-trippers alike. Extensive bus routes serve the area, linking to destinations near and far, many of which can be easily accessed by the A1.

LOCAL INFORMATION:

- Stamford 3.4 miles (8 minutes)
- Uppingham 8.8 miles (14 minutes)
- Oakham 9.6 miles (17 minutes)
- Peterborough Railway Station 17 miles (24 minutes)





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