



THE WHITE HORSE

←☪ EASTON ON THE HILL ☪→



Standing handsomely on the corner of The Lane, an avenue noted for its charming, historic homes in Easton on the Hill, The White Horse awaits its next chapter, having been fully renovated by its current owner.

Surprisingly unlisted, and peacefully set within a conservation area this period home is steeped in history, with the oldest part of the home – formally a bakery – believed to date back as far as 1600, while the newer part served as a public house, giving the home its name today.



A WARM WELCOME

Step through the delightful wooden front door to be greeted by the warmth and character that define this beautifully refurbished home. The entrance is both inviting and quaint, hinting at the charm that lies within.

The atmospheric dining room, complete with cosy fireplace, has dual aspect deep-set windows that flood the room with natural light. Character abounds in this space, with wooden beams, built-in cabinetry, and a charming window seat with an in-laid carved wooden panel providing a perfect spot for relaxation.



CULINARY DELIGHT

Flow through from the dining room into the magnificent, expansive kitchen, sure to delight any culinary enthusiast. Featuring sleek, contemporary cabinetry housing integrated Neff appliances, including a coffee machine, double electric ovens and an induction hob with rising extractor fan, offering a stylish space-saving solution. A central island has space to add bar stool seating and is a natural space for family to converge as supper is prepared.

The high, glazed ceiling floods the kitchen with natural light, creating a bright and airy atmosphere, while a sweet picture window frames views of the garden. Additional appliances include a Quooker boiling water tap, double sinks for easy meal prep and clean-up, and integrated fridges and a freezer to keep your ingredients fresh and organised.

Enjoy a morning coffee or host an intimate al fresco dinner in the private courtyard garden to the side of the kitchen.

CAPTIVATING LIVING SPACES

Returning to the dining room, an inner hallway leads to a newly fitted shower room, with underfloor heating and a spacious walk-in shower, provides a retreat for self-care. Storage solutions abound along the hallway, with built-in cupboards for shoes and coats, leading to a conveniently placed home office ideal for work or study.

The White Horse offers interest and intrigue at every turn, and stepping into the sitting room, high ceilings and sash windows indicate this part of the home's later heritage. A woodburning stove creates a cosy ambience for gatherings with family and friends.



MOMENTS OF CALM

The White Horse has four double bedrooms, and the first sits on the ground floor, offering delightful views over the lane to front.

Ascend the staircase from the sitting room to discover the remaining bedrooms. At the top of the stairs sit two light and bright double bedrooms, featuring high ceilings, sash windows and wooden floors underfoot. With picturesque views along neighbouring West Street, these rooms offer a peaceful sanctuary that combine comfort and practicality.

Follow the landing, passing more handy storage, to a sweet staircase, taking you back in time to the older part of the home – replete with lower ceiling height, thick walls and deep-set windows – once more.

Another stylish, recently fitted shower room features, ahead of the final bedroom.





SWEET DREAMS

A stripped pine door opens to reveal the serene principal suite, tucked away to the rear of the home. Featuring charming rustic beams overhead, a sweet, deep-set window that frames views of the village rooftops and trees beyond, this peaceful retreat also hosts a luxurious en suite bathroom. The perfect place to unwind at the end of the day.



OUTDOOR OASIS

Step outside to the thoughtfully designed walled, cottage garden, set across two levels. The lower terraced area features a relaxed seating space, ideal for summer barbecues against the beautiful stone backdrop of the home. With its inviting ambience, this space is ideal for hosting friends and family or enjoying a quiet evening under the stars.

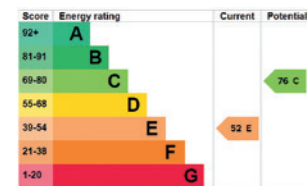
Beyond lies a lawned area with mature shrubs and attractive planting to either side. Enjoy a tranquil moment on the bench under the pear tree, perfect for unwinding with a gin and tonic in the evening.

Private and secure, double wooden gates provide access from The Lane and lead onto the paved area, ideal for off-road parking.

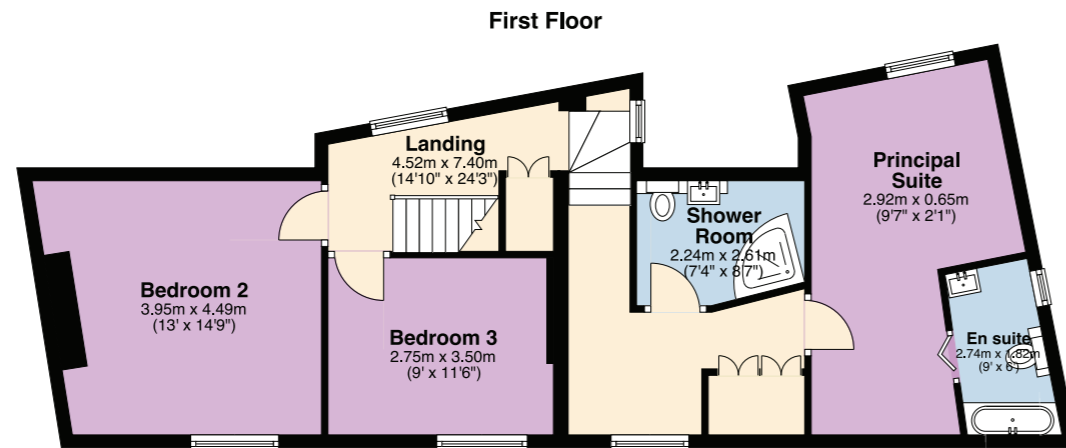
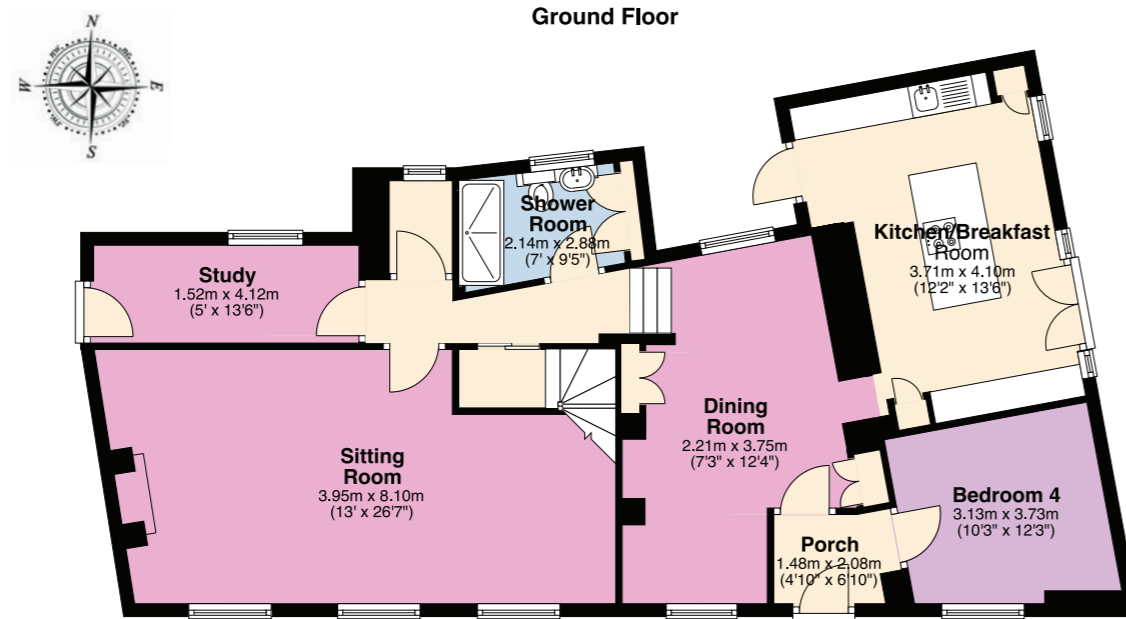
THE FINER DETAILS...

Freehold
 Detached
 Believed to date back to c.1600 in parts
 Not listed
 Conservation area
 Plot approx. 0.07 acre
 Gas central heating
 Underfloor heating
 Mains electricity, water and sewage
 North Northamptonshire Council,
 council tax band G
 EPC rating E

Ground Floor: Approx. 98.7 sq. metres
 (1062.8 sq. feet)
 First Floor: Approx. 69.9 sq. metres
 (752.3 sq. feet)
 Total area: approx. 168.6 sq. metres
 (1815.1 sq. feet)



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OUT AND ABOUT

Step out into the sociable village of Easton on the Hill, a vibrant bustling community on the cusp of Stamford. Enjoy all the peace and tranquillity of your quiet village, where there is plenty to get involved in from village get togethers to 'Fizzy Fridays'! All your essentials can be picked up in the village shop and Post Office, whilst there is also a church and two pubs.

Amble along the banks of the River Welland into the inimitable market town of Stamford with its cobbled streets and mixed architecture of attractive stone buildings. Browse the boutiques, sample the cuisine in the many bars, cafes and restaurants and lose yourself in the nostalgia of the impressive antique shops.

Commute from Stamford Railway Station on the one-stop link to Peterborough and on to London King's Cross, ideal for business and evenings out at the theatre.

For family days out, the delights of Rutland Water, Tallington Lakes and Fineshade Woods beckon, for kayaking, bike rides and picnics. Families are well served with a village nursery and several highly lauded state and independent schools only a short car ride away. When the green beckons there are numerous golf courses to choose from at Luffenham Heath, Rutland Water and nearby Burghley Park.

LOCAL DISTANCES

Stamford: 2.3 miles (7 minutes)
Uppingham: 11 miles (19 minutes)
Oakham: 12.2 miles (18 minutes)
Peterborough Railway Station:
 15 miles (22 minutes)



The White Horse, 1 The Lane, Easton on the Hill, Northamptonshire, PE9 3LP



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