



TOWER COTTAGE

— ASHWELL —



Where Elizabethan drama meets country charm, Tower Cottage is a home like no other. Dating to 1879, these former stables to the adjacent Ashwell Hall are set beneath a sweep of mature trees, with landscaped lawns, birdsong on the breeze, and its own distinctive silhouette – complete with tower (or ‘fleche’) and weathervane – ensuring this is a home that captivates upon arrival.



CHARACTER AT ITS CORE

Beyond the wide front door, an entrance hallway of theatrical scale sets the tone, where high, scalloped ceilings, exposed brickwork and tiled flooring conjure an air of rustic grandeur. Renaissance touches, from the corona light fitting to the wrought-iron sconces, evoke a sense of story from the very first step inside.

Internal windows, arched brickwork, beams and stable doors with authentic studwork – every room at Tower Cottage breathes with historical features.





SAVOUR THE VIEWS

Tall windows and ceilings, carved roses and archways embellish the home at every turn, along with ever present views out to the garden perfectly aligned with the main table in the living-dining room, enabling diners to savour views of the box hedging in the sunny south-facing garden, along with their supper.

Herringbone flooring harmonises with the exposed brickwork, where traces of the building's heritage such as the retained tethering rings and saddle holders are discreetly interwoven with the fabric of the rooms, sub chapters in the bigger story of the home. Warmth and welcome emanate from the log-burning stove, whilst original manglers nestle sweetly to the sides, beside the fire. French doors, opening to the front, invite lunchtime gatherings in the garden.

Conveniently close by, the kitchen breakfast room shares in the garden views, furnished with classic wooden cabinetry and with a sociable island and room for a breakfast table at its centre.

SOARING CEILINGS

Off an inner reception hallway, the more practical elements of the home are neatly contained to one side. Step into a spacious laundry room, where soaring ceilings offer the perfect perch for a traditional suspended clothes airer.

Beyond, an expansive workshop unfolds, illuminated by natural light streaming through two sets of transom-topped French doors. Sharing the same scalloped ceiling detail as the entrance hall, this voluminous space is brimming with potential. Ripe for transformation, it could effortlessly evolve into a spectacular open-plan kitchen-dining-living space, art studio or perhaps a self-contained annexe showered in light with views out over the front garden.





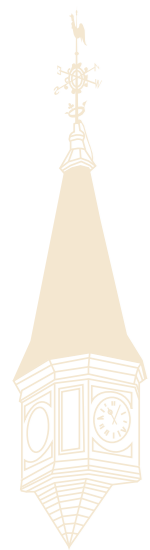
BEDTIME BECKONS

A second double bedroom sits beneath an angled high ceiling, brimming with fitted storage once more, and offering Jack and Jill access through to the family bathroom.

Refresh and revive with a leisurely soak in the traditional bathroom, where light reigns supreme once again, through a tall window looking out to the tree line.

Views of Ashwell Hall beckon from the next double bedroom, a spacious double fitted with built-in storage, brimming with light, and furnished with panelling to the lower walls.

Built-in wardrobes offer ample storage beneath a soaring ceiling in the final bedroom, verdant views await from the windows.



SPECTACULAR SPACES

Views accompany you upstairs to the landing, where the curves and character continue into a sublime sitting room, bedecked in beams and saturated with light. Open tread stairs lead up to a mezzanine landing above, where a private study sits within the rafters of the roofline looking out over the rooftops and down into the sitting room below; a place in which to hide away and create, imagine and inspire.

Opening up from the sitting room, the ceilings rise further still in the principal bedroom. Vast and characterful, and served by an en suite bathroom, the principal suite is a secluded sanctuary tucked away from the main flow of the home.



OUTDOOR OASIS

Enveloping the home, the gardens offer pockets of serenity in which to sit, socialise and savour the sunlight.

In the sheltered, south-facing garden, wisteria spills its scent through the air, while the gentle trickle of the water feature creates a soothing backdrop to morning coffee or afternoon tea on the cobbled terrace, tucked beside sculpted topiary hedging.

To the front, mature trees provide shelter and screening, with plenty of lawn for playing games. A timber-framed carport and gravel driveway ensure practical comfort meets country elegance.

What we love

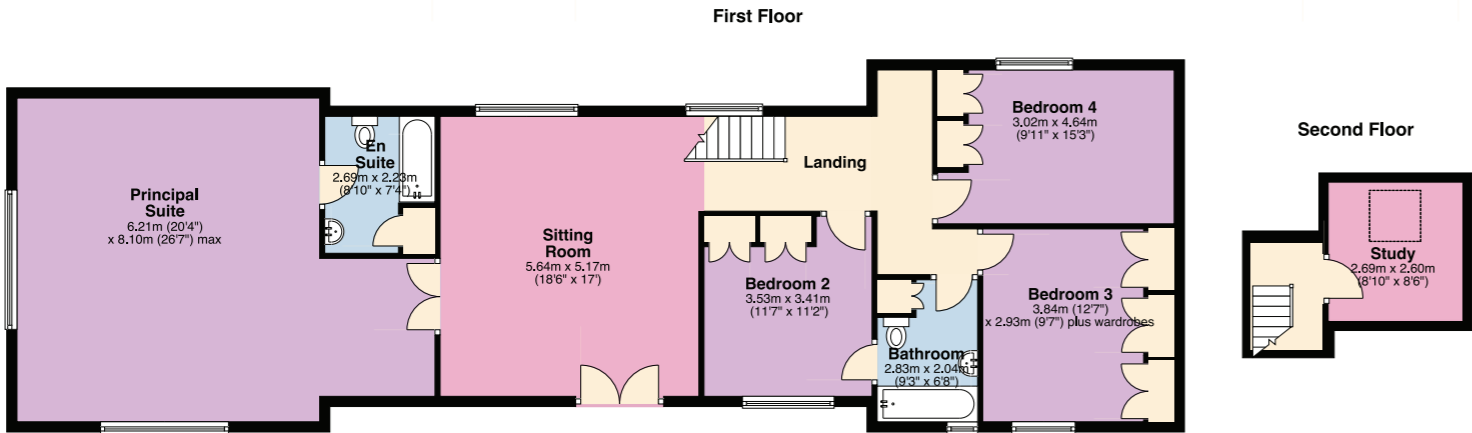
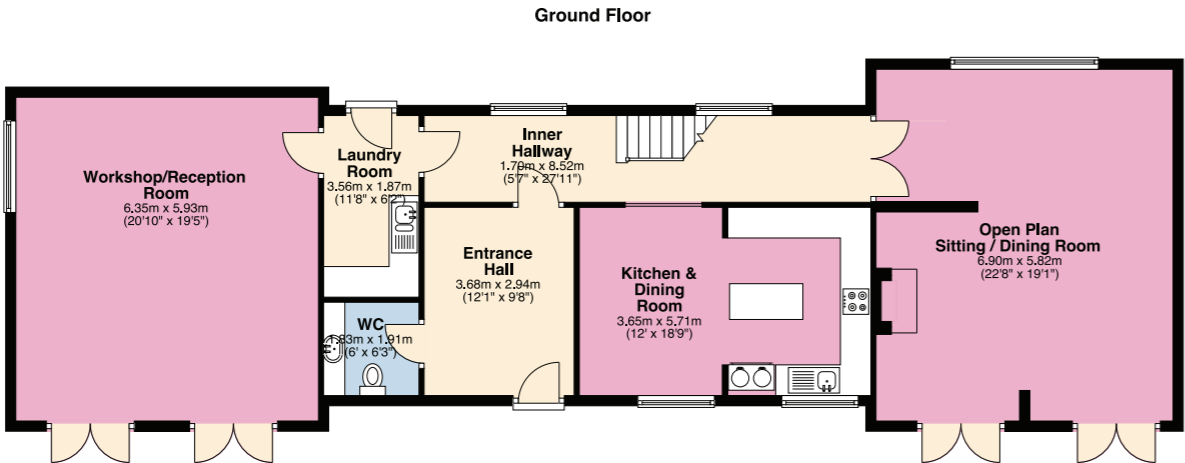
At Tower Cottage, character and craftsmanship are elevated by setting and scale. Every corner tells a tale – of history preserved, comfort embraced and space reimaged. Private yet connected, romantic yet practical, this is a home for quiet moments and creative living, where the seasons shape the view, and the details make the difference.



THE FINER DETAILS...

- Freehold
- Grade II listed
- Dates to 1879, converted for residential use in 1979
- Plot approx. 0.46 acre
- Oil central heating
- Mains electricity and water
- Septic tank
- Rutland County Council, tax band G

Ground Floor: approx. 137.2 sq. metres (1,476.9 sq. feet)
First Floor: approx. 139.7 sq. metres (1,503.4 sq. feet)
Second Floor: approx. 10.1 sq. metres (108.3 sq. feet)
Total: approx. 286.9 sq. metres (3,088.6 sq. feet)



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NEAR AND FAR

Set on the edge of Ashwell village, and only minutes from the market town of Oakham, Tower Cottage is surrounded by fields and woodland, providing a peaceful hideaway from the hustle and bustle of everyday life.

Rutland Garden Village is a stone's throw from the home, enabling you to wander, ponder and pick up seasonal plants, fresh fruit and vegetables and pet supplies. Furnish your home with stylish homewares from Barefoot Sunday before rewarding yourself with tea and freshly baked cake at The Cakery, all on site at the Garden Village. The village itself is home to an active village hall, with regular community-organised events. Rutland Water and its surrounding countryside offers a wide range of outdoor pursuits such as cycling, sailing, horse riding and bird watching. Local golf courses include Luffenham Heath, Rutland Water, Burghley Park and Greetham Valley.

Close to Oakham, Uppingham and Stamford, there's an abundance of independent boutiques, restaurants, coffee shops and wine bars to discover.

Nearby you will find a wide choice of excellent schools including Langham C of E Primary School, Oakham C of E Primary School and Catmose College. With independent schooling in mind, Oakham School, Brooke Priory, Witham Hall Prep' School, Stamford Endowed Schools and Uppingham School are all within easy striking distance and with very manageable journeys for day pupils.

ON YOUR DOORSTEP

- Oakham 3.4 miles (7 minutes)
- Uppingham 9.4 miles (17 minutes)
- Melton Mowbray 11 miles (20 minutes)
- Stamford 13 miles (23 minutes)
- Grantham 20 miles (30 minutes)



Tower Cottage, Ashwell Hall Lane, Ashwell, Rutland LE15 7SR



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