



# LAKELAND LODGE





Rural, but not remote, perfectly positioned between Stamford and Oakham, discover the delights of Edith Weston, settled on the southern shores of Rutland Water. Within this quaint Rutland village, surrounded by fields, rivers and lakes, Lakeland Lodge awaits.



Extended, renovated and loved since its inception in the 1970s, Lakeland Lodge unfurls, its expansive 6,000 sq ft space flowing effortlessly, designed for both intimate family gatherings and grand entertaining. What's more, tucked away within the grounds, The Cottage, a self-contained one-bedroom, two-storey annexe offers an extra layer of independence for family and friends.





## A WARM WELCOME

Designed to make the most of its sublime setting, on the ground floor, the living and entertaining spaces at Lakeland Lodge radiate off the main reception hallway, united by their effortless connection to the outdoors and spectacular views of the water.

Spaciously grand, with a central staircase rising to the first-floor landing, and a handy cloakroom, the reception hall opens to reveal space for relaxation, unwinding, and entertaining where every corner is designed to invite comfort and connection.



## ENTERTAINING HAVEN

Moving effortlessly to the kitchen, where the country essence at the heart of the home resides, windows draw the garden in, suffusing the culinary hub in light. Solid wood, hand painted cabinetry is timeless, offering abundant storage, with space to move around the sociable central island when hosting.

Keeping the everyday clutter away from the flow when entertaining, the utility room continues the colour scheme from the kitchen, with additional storage available, alongside granite worktops, a Belfast sink and plumbing for a washing machine and dryer, with easy access outdoors.

In the garden room, windows soaring to the full height of the vaulted, beam laden ceiling, capture views over Rutland Water, putting the lake into context and framing the towering trees in the woodland to the left.

Awash with light from three sides, this spacious room is ideal for relaxed dining, inviting your guests to share in the majesty of this setting.

A more formal dining room offers great versatility, with scope for use as a snug, playroom or home gym.





## GRAND PROPORTIONS

Scale and proportion are celebrated at every turn, from the lavishly sized living room set over two levels, warmed by a roaring fire encased in stone surround, to the sumptuously sized sitting room and the intimate yet spacious snug. Bay windows and French doors in the living room draw in natural light and frame views of the garden, while a hidden courtyard sits to the side, perfect for morning coffee. Lakeland Lodge seamlessly combines grand, open spaces with a sense of intimacy and separation, offering the perfect balance of comfort and grandeur.

A home with entertaining at its heart, the gloriously large games room offers instant access outdoors via French doors, with three walls of windows inviting the light to flow throughout. Currently housing a full-size snooker table, the games room is a dream family space, with so much potential to personalise to suit your family.



Lakeland Lodge







## SOAK AND SLEEP

Upstairs, the heritage of Lakeland Lodge is evident in the elegant cornicing, intricate spiderweb ceiling rose and detailed architraves that grace the landing which leads to a total of seven spacious bedrooms.

Seek sanctuary in the principal suite; an oasis of calm, complete with a private balcony offering exquisite views towards Rutland Water, dressing room, en suite bathroom with a bathtub and separate shower.

Six further double bedrooms provide space to breathe and decompress from the cares of the day, many featuring thoughtful, built-in storage, with one offering a private balcony, perfect for quiet moments.

Each bedroom is conveniently placed near one of two large family bathrooms, each featuring separate showers and baths for everyday family ease. The guest bedroom, tucked away at the end of the landing, is a tranquil retreat, beautifully proportioned and enriched with hidden eaves storage, offering an intimate sense of privacy and calm.







## GARAGE AND OFFICES

As the wrought iron gates swing open, a sense of calm and tranquillity envelops Lakeland Lodge, where a treelined driveway sweeps towards the home, culminating in a turning circle, with ample parking provided by the detached triple garage.

Complete with a convenient lavatory, the garage offers practical storage, while stairs lead up to two large rooms, currently used as offices, perfect for remote work or transformation into a vibrant games room for the family.



## THE COTTAGE

The Cottage offers an ideal space for independent living, perfect for family or friends seeking their own retreat, while still being close to the main home.

Step into the charming kitchen-diner, ideal for leisurely meals, flowing into a cosy sitting room. Upstairs, the double bedroom with an en suite shower room provides a peaceful retreat, blending comfort, reassurance and privacy.





## LAKE SIDE LIVING

Large swathes of lawn, connected by paved pathways which flow around sculpted shrubs, provide perfect parkland walks whilst also offering space for children to play freely.

Set over just under 1.8 acres, and with large, elevated patio dining areas, taking in the glorious views, the formal garden is fringed by a wilder woodland, teeming

with wildlife from owls, bats and kites to curious hedgehogs. A stretch of paddock land sits on the fringes of Rutland Water, where the occasional osprey can be seen in full flight.

The church spire, sitting just to the side, provides the perfect frame to this idyllic picture of bucolic bliss.

## What we love...

‘A haven of comfort and natural beauty, nestled in the heart of Edith Weston, a peaceful and safe village, where children can play freely and families thrive in a warm, welcoming community, Lakeland Lodge, enveloped by fields, rivers and the lapping shore of Rutland Water, offers the perfect setting for a fulfilling, tranquil lifestyle.’

## NEAR AND FAR

A jewel in Rutland’s crown, Edith Weston is in a prime position on the south shore of Rutland Water, bringing into easy reach walks along the shore to the iconic Normanton Church and the Lyndon nature reserve – ideal for birdwatching, and the Rutland Sailing Club. Cycling and walking routes are in abundance, with Rutland Water Golf Club and Rutland Nursery close by.

Families are well served by several state and independent schools in the area, including Edith Weston Academy and Uppingham C of E Primary School alongside the independent Oakham, Stamford, Uppingham and Brooke Priory Schools.

Commuting is a breeze – Stamford Railway Station offers a one-stop link to Peterborough, which connects to London stations in under an hour – ideal for commuters and day-trippers alike. Travelling to Leicester is easy thanks to the direct service from Oakham Railway Station taking less than half an hour.

The village has a rich past, with the remnants of a medieval cross still visible on the triangular green in the heart of the village. With its friendly feel, playground and village primary school, Edith Weston is the perfect setting for families. Home to a popular local pub, The Wheatsheaf, serving fine, locally sourced fayre and award-winning ales, Edith Weston has a thriving community feel, with its own village hall and an excellent and welcoming village shop featuring a café and handy Post Office.



## LOCAL DISTANCES

- Oakham** 6.4 miles (11 minutes)
- Uppingham** 6.6 miles (13 minutes)
- Stamford** 7.2 miles (14 minutes)
- Corby** 17 miles (25 minutes)
- Peterborough** 19 miles (29 minutes)
- Leicester** 25 miles (44 minutes)



THE FINER DETAILS

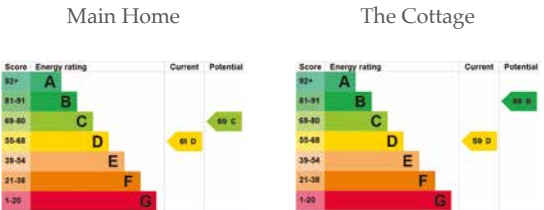
Freehold  
Detached  
Built 1970  
Conservation area  
Plot approx. 1.78 acres  
Oil central heating

Mains electricity,  
water and sewage  
Rutland County Council,  
tax band H  
EPC rating D (main home)  
EPC rating D (annexe)

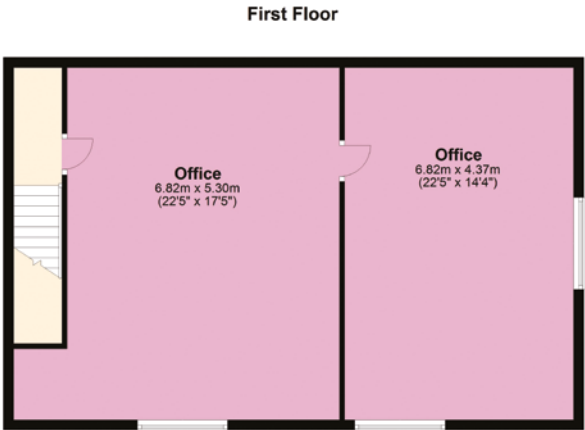
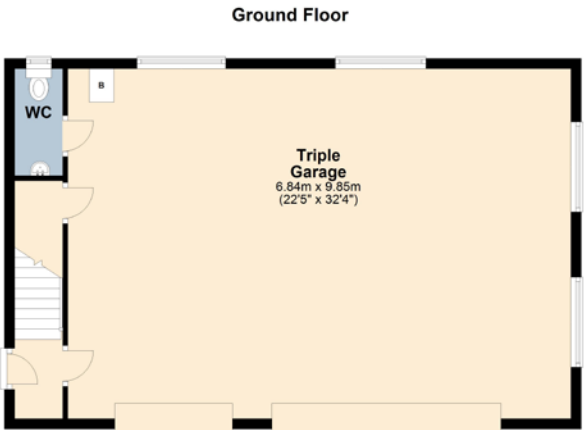
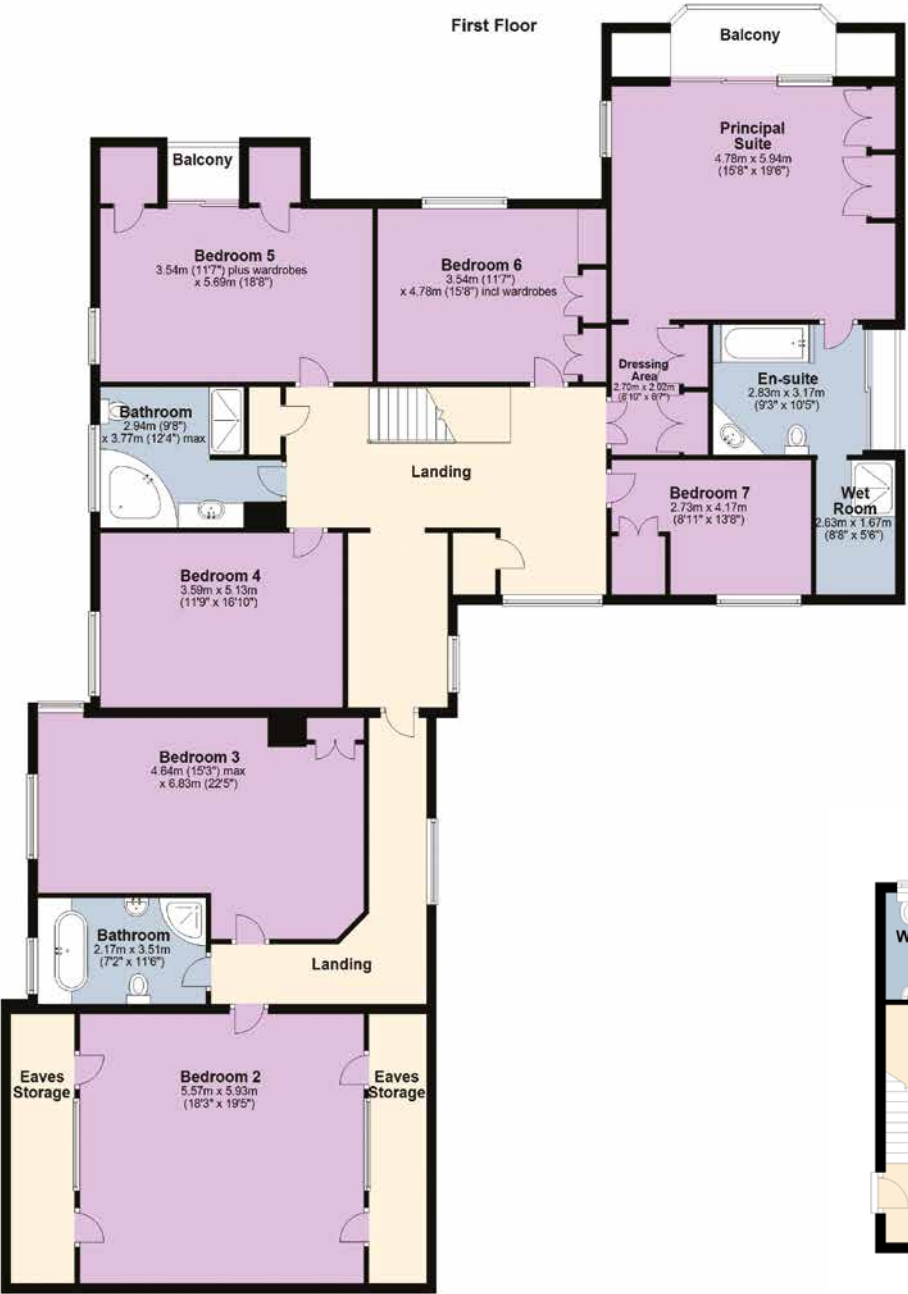
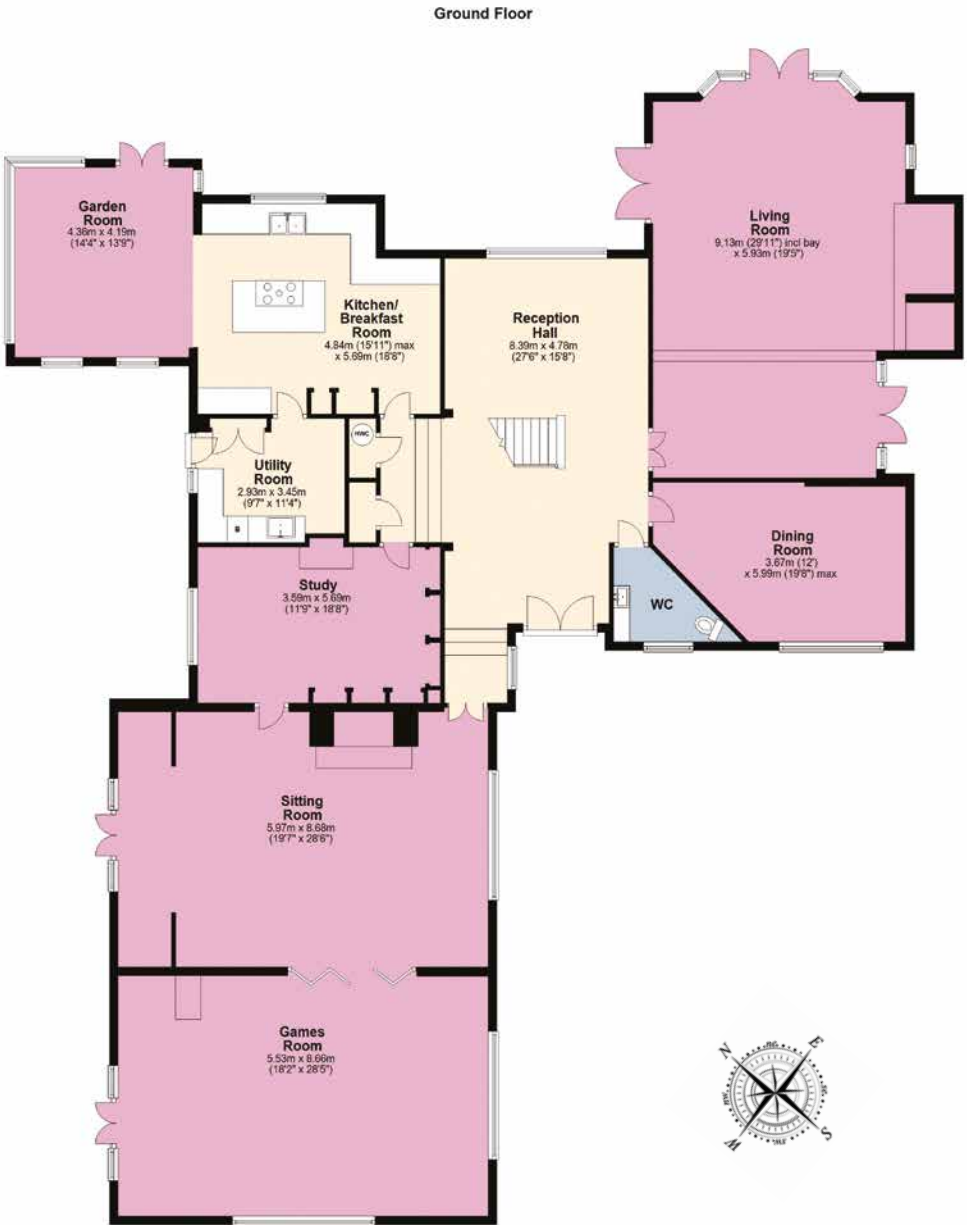
Ground Floor: approx. 306.2 sq. metres (3,295.7 sq feet)  
First Floor: approx. 265 sq. metres (2,852.9 sq. feet)  
Total Main Home: approx. 571.2 sq. metres (6,148.6 sq. feet)

The Cottage Ground Floor: approx. 32 sq. metres (344.5 sq. feet)  
The Cottage First Floor: approx. 21.4 sq. metres (230.2 sq. feet)  
Total The Cottage: approx. 53.4 sq. metres (574.8 sq. feet)

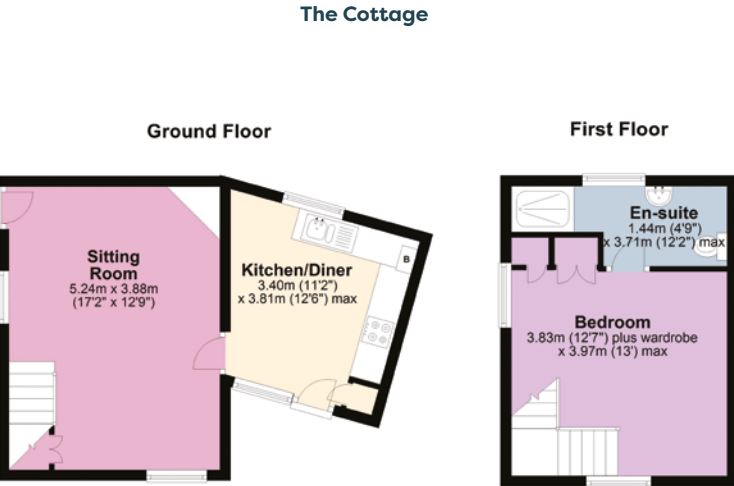
Garage Ground Floor: approx. 74.5 sq. metres (801.8 sq. feet)  
Garage First Floor: approx. 73.8 sq. metres (794.4 sq. feet)  
Total Garage: approx. 148.3 sq. metres (1,596.2 sq. feet)



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NOT IN ACTUAL POSITION







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