



ROCK COTTAGE

EASTON ON THE HILL





Set within the sought-after village of Easton on the Hill, moments from the historic Georgian town of Stamford, Rock Cottage is a beautifully restored Grade II listed home of exceptional character. Stone-built with a Collyweston slate roof, this four-bedroom detached home dates back to 1761 and is believed to have originally been two cottages, seamlessly combined and thoughtfully remodelled over time.

Approached through a gated entrance, a gravelled driveway provides parking for multiple vehicles, while the outside space wraps gracefully around the house, offering a sense of space and privacy. From the moment you step inside, Rock Cottage reveals a rare balance of historic charm and refined modern living.



A HOME RICH IN CHARACTER

The original front door opens directly into the sitting room – a truly atmospheric space that sets the tone for the home. Here, polished floorboards, whitewashed stone walls and exposed timber beams sit alongside two fireplaces: an original inglenook with bespoke alcove seating, and a working open fire with an elegant brass surround. It is a room designed for comfort and connection, equally suited to quiet evenings or relaxed entertaining.

Steps lead you through the beautifully flowing ground floor, where every space feels considered yet individual.

THE HEART OF THE HOME

At the centre of the home lies the kitchen: a classic yet contemporary country space where flagstone floors, exposed stonework and beams are complemented by bespoke painted cabinetry. A Silestone-topped island with breakfast bar sits beside a wood-burning stove set within another inglenook - perfect for informal dining and everyday living. The kitchen is well-equipped with a Belfast sink, Rangemaster oven and gas hob, and enjoys a practical external door from the driveway.

Leading on, a light-filled garden room with additional storage and sink opens through French doors onto the rear terrace, effortlessly connecting inside and out.

The dining room is particularly striking, combining wood panelling, iron-studded doors and a decorative cast-iron fireplace to create a dramatic and inviting setting for entertaining. Beyond, a snug offers a cosy retreat, while a polished hallway houses a charming panelled cloakroom.





ELEGANT BEDROOMS & BATHROOMS

Rock Cottage has four bedrooms, each with their own unique charm. The first three bedrooms are accessed from the sitting room – a shower room serves a generous double bedroom and a sweet single room currently used as a dressing room. The principal bedroom is a standout space: light, airy and beautifully detailed with a high decorative ceiling, beams, feature cornicing and plenty of built-in wardrobe space. An indulgent en suite bathroom

completes the suite, featuring a walk-in shower, claw-foot roll-top bath with period fittings and ample storage – a calm and luxurious retreat.

The fourth bedroom is cleverly positioned above the kitchen, accessed via characterful moveable steps. Currently used as a guest suite, it offers a bright double bedroom with its own en suite shower room, ideal for visitors or independent living.



OUTSIDE LIVING

Outside, the charm continues. A separate room beneath a timber façade to the side of the property – currently used for storage – offers exciting potential as a home office or studio (subject to the necessary permissions). The side garden features a lawn and timber shed, while the rear garden forms a sunny, covered courtyard accessed from the garden room. With space for

both relaxing and entertaining, and elevated views across treetops and rooftops towards Stamford, it is a wonderful spot to unwind.

Rock Cottage is a home of rare character and warmth – thoughtfully updated for modern life, yet deeply rooted in its history. A truly special village home in one of Lincolnshire’s most desirable locations.



THE FINER DETAILS

Freehold
 Detached
 Dates to 1761
 Grade II listed
 Plot approx. 0.09 acre
 Gas central heating
 Mains electricity, water and sewage
 North Northamptonshire Council,
 tax band F



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.



NEAR AND FAR

Easton on the Hill is a wonderful, bustling village near Stamford – just a very short drive or a scenic river walk away, where you will find all the shops, bars and restaurants you could wish for. With a pub, a village shop and Post Office, church and many clubs and societies, there's plenty of opportunities to meet your new neighbours and embrace the village life you've been yearning for. Rutland Water, Tallington Lakes and Fineshade Woods are all within close proximity to Easton on the Hill, so there's no excuse not to pull on your wellies or prepare your kayak for a day in the great outdoors. Local golf courses include Luffenham Heath, Rutland Water and Burghley Park Golf Club. A well-regarded village nursery takes care of the little ones, with a variety of state and independent schools within easy reach catering for older children.

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, which are also easily accessed by road via the A1.

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)



Rock Cottage, 4-6 Stamford Road, Easton on the Hill, Stamford PE9 3NS



01780 437 360 | team@pelhamjames.co.uk | www.pelhamjames.co.uk

