



MANOR COTTAGE

PILTON



In the heart of Rutland countryside, Manor Cottage rests quietly on the edge of the tiny hamlet of Pilton.

TO THE MANOR BORN

Framed by rolling fields stretching out toward the horizon, broken only by the soft lines of ancient hedgerows and distant church spires, discover Manor Cottage, believed to date back to the late 1700s, a home rooted in its landscape, situated across the quiet crossroads from the local church.

A gravel driveway leads up towards the honey-toned stone of Manor Cottage, where the soft lavender borders drift in a purple haze against the warmth of the stone. Ample parking awaits, with an EV charging point adding a quiet note of contemporary convenience.





CULINARY HEAVEN

Step inside French doors from the driveway to the heart of the home – the recently updated kitchen where family and friends can wine and dine in sociable comfort. The vaulted ceiling lends light and space and soft stone mingles with smooth plaster for a finish that balances classic warmth with contemporary finesse. Bespoke cabinetry in heritage tones pairs with a central island and curving breakfast bar, creating a natural spot for conversation. An electric Aga infuses its winter warmth from beneath its traditional mantel, while an arrow-slit window framed in exposed stone lends depth and light.



What we love about the home...

A quietly graceful home, balancing contemporary convenience with classic charm, shaped by its pastoral setting and its past, Manor Cottage awaits.



HOMELY HERITAGE

Setting the scene for the rustic bliss that Manor Cottage evokes, flow through into the snug, where an arrow slit window and a series of exposed wall timbers embedded within the thick stone walls captivate. Wooden flooring flows underfoot while sconce lighting to the walls provides ambient light. Professionally interior designed throughout, Manor Cottage is the epitome of elegant country living.

Work from home in the calm and quietly characterful study, where bespoke cabinetry offers open shelving, deep drawers and a fitted desk for effortless organisation. Exposed stonework and original timber lintels lend warmth and texture, enhanced by soft lighting drifting in through the arrow slit window, while French doors offer instant access out to the garden for al fresco coffee breaks.

BOUTIQUE RETREAT

Manor Cottage is home to three elegant bedrooms, the first of which can be found at this end of the home. From the kitchen, a staircase rises to a mezzanine landing, an inviting nook for reading beneath a Velux rooflight, and leading into the principal suite.



Vaulted ceilings enhance the sense of space, while a Juliet balcony opens to views of the church spire and fields beyond, with only birdsong for company. Built-in storage tucks discreetly beneath the eaves, while refreshment awaits in the en suite, furnished with bathtub served by overhead shower.



WINE AND DINE

Returning to the ground floor, and beyond the stone edged opening, the kitchen opens up into a dining area, with long wooden floorboards creating a spacious feel as light streams in through a window to the front. Beams, arrow slit window and exposed stone blend with the heritage shades to create a soothing, formal ambience, while latched windows to the front give glimpses of the quintessentially English cottage garden.

With a place for everything, the laundry room provides plenty of storage, with plumbing also for a stacked washing machine and dryer. Throughout Manor Cottage, windows capture the essence of the English countryside, and the practical places such as the laundry room and washroom being no exception.



COMFORTING SPACES

Laid back living is best enjoyed in the cosy sitting room beyond the formal entrance hall, where garden views are framed like watercolour paintings by latched windows, exposed stone meets with smooth plaster, and there is plenty of space to snuggle up in front of a film on the sofa beneath the exposed beams above.

Morning, noon and night, entertain and unwind in the garden room, where light spills down through the Velux windows high in the ceiling above. Bifolding doors offer instant access out onto the terrace and glorious garden beyond, where fragrance and colour mingle at midsummer. In the depths of winter, gather beside the toasty glow of the log-burning stove, nestled within its elegant stone surround and flanked by built-in shelving and cupboard space.





AND SO TO BED...

On the first floor to this side of the home, two further peaceful double bedrooms enjoy views over the garden and quiet lane, served by a stylish shower room. The larger of the bedrooms features built-in wardrobes and an en suite warmed by underfloor heating, with bath and overhead shower, perfect for long, restorative soaks. The fourth bedroom has been repurposed as a serene dressing room with classic fitted cabinetry.



ENGLISH COUNTRY GARDEN

The garden to the front captures classic English cottage charm, with lavender borders, clipped topiary and abundant planting including roses, geraniums and hydrangeas. A peaceful, private space, relax on sultry afternoons, amidst the scent and colour, stone and seasons.

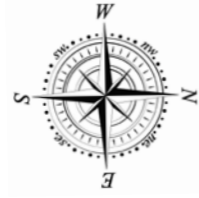
A stone terrace is perfect for al fresco dining, while the former piggeries now provide useful storage, discreetly tucked to one side.



THE FINER DETAILS

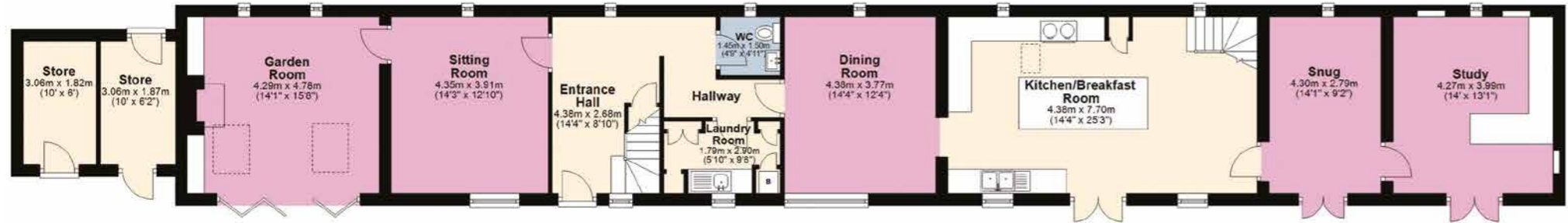
Freehold
 Detached
 Believed to date back to 1700s
 Not listed
 Plot approx. 0.15 acre
 Oil central heating
 Underfloor heating to kitchen and en suite bathrooms

Mains electricity and water
 Septic tank
 EV charging point
 Rutland County Council,
 tax band G
 EPC rating D

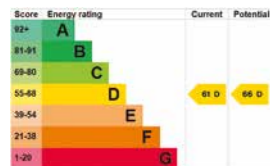
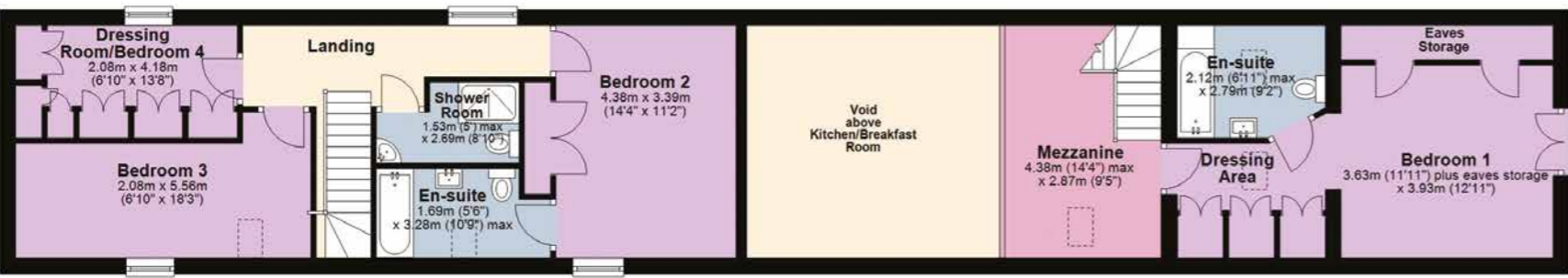


Ground Floor: approx. 148.2 sq. metres (1,595.1 sq. feet)
 First Floor: approx. 103.9 sq. metres (1,118.8 sq. feet)
 Total: approx. 252.1 sq. metres (2,713.8 sq. feet)
 Outbuildings: approx. 12.2 sq. metres (131.3 sq. feet)

Ground Floor



First Floor



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OUT AND ABOUT

Nestled in Pilton, a peaceful village surrounded by rolling Rutland countryside, with the vast expanse of Rutland Water close by for scenic walks, cycling, and waterside pursuits, life at Manor Cottage is one of quiet contentment, country comfort and simple pleasures.

The historic St Nicholas Church sits just across the lane, while everyday essentials are within easy reach in nearby Uppingham, with its market town magic and independent shops.

For families, schooling options are broad, with a range of primary, secondary and independent schools within easy reach, including St Mary and St John C of E VA Primary in North Luffenham, Edith Weston Academy and the renowned private schools in nearby Uppingham, Oakham and Stamford. Meanwhile, for commuters, rail connections from Oakham and Stamford link easily to Birmingham, London and beyond.

LOCAL DISTANCES

- Oakham 6.3 miles (14 minutes)
- Uppingham 5.4 miles (11 minutes)
- Stamford 8.6 miles (20 minutes)
- Peterborough 21 miles (31 minutes)
- Leicester 24 miles (45 minutes)



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