



THE OLD RECTORY  
CHURCH LANE, EDITH WESTON

JAMES  
SELICKS



## “... CHARMING FIVE-BEDROOM FAMILY HOME ...”

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The Old Rectory, dating back to 1626, is a Grade II listed charming five-bedroom family home brimming with character, set within a generous half-acre plot in the sought-after Rutland Water village of Edith Weston, offering exceptional potential for modernisation.

Kitchen • Three Reception Rooms • Downstairs Cloakroom • Five Bedrooms, Three Bath/Shower Rooms • Generous Plot of Approx. Half an Acre • Off-Road Parking, Detached Double Garage • One-Bedroom Annexe • Potential for Modernisation • Grade II Listed • NO CHAIN

### Ground Floor

Positioned beside the village church, The Old Rectory is a striking five-bedroom home set within a generous plot of approximately half an acre. Rich in period character, this former rectory presents a rare opportunity to create a stunning family home in a highly desirable village location.

The ground floor comprises a welcoming entrance hall and a kitchen featuring a good range of units alongside charming, exposed ceiling beams. Two of the reception rooms are semi-adjointed, separated by a double-sided open fireplace, and both showcase exposed beams, stonework, and dual-aspect windows. A door from this space opens directly onto the rear garden. A third reception room sits to the front of the property, offering further character with windows to two elevations, a feature fireplace, and a glazed internal window overlooking the entrance hall, creating a bright and inviting atmosphere.

A downstairs WC and rear porch with a useful storage cupboard complete the ground floor.



## First Floor

Upstairs, the first floor offers three generous double bedrooms—two with built-in wardrobes and one benefitting from an en-suite bathroom—alongside two additional smaller bedrooms served by a family bathroom and a separate shower room. A second staircase leads from one of the bedrooms to the second floor, currently used for storage but offering excellent potential for a dressing room, study, or additional accommodation.

While the property would benefit from modernisation throughout, its wealth of original features provides an exceptional canvas for creating a truly characterful home.

## One-Bedroom Annexe

The accommodation is further enhanced by a detached one-bedroom annexe, complete with a kitchen, living area, bedroom, utility room, and bathroom—ideal for guests, multi-generational living, or potential rental use.

## Outside

Externally, The Old Rectory sits within approximately half an acre of grounds, offering ample space for outdoor living and a range of outbuildings. To the front, a large gravelled driveway—partially shared with one neighbouring property—provides extensive parking. This is complemented by a slightly elevated lawn with mature trees and established planting, enclosed in part by traditional dry-stone walls. The driveway continues along the side of the property, leading to further parking, a lawned space and a detached double garage. Beyond this lies an additional woodland section, enhancing the sense of privacy and space.

The Old Rectory represents a unique opportunity to combine heritage, space, and potential in a sought-after village setting.

“... UNIQUE OPPORTUNITY TO  
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## Location

Edith Weston is a thriving waterside village situated on the shores of Rutland Water, Europe's largest man-made reservoir. The village offers a shop, a welcoming pub, and a sailing club, making it a vibrant community for residents and visitors alike. Nearby market towns—Uppingham, Oakham, and Stamford—provide excellent schooling options alongside a variety of niche shopping, leisure, and recreational facilities. The area is renowned for its scenic walks, beautiful countryside, and outdoor activities such as bird watching, fishing, sailing, and golfing, all centred around the stunning Rutland Water.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Rutland County Council – Tax Band F

## Tenure

Freehold



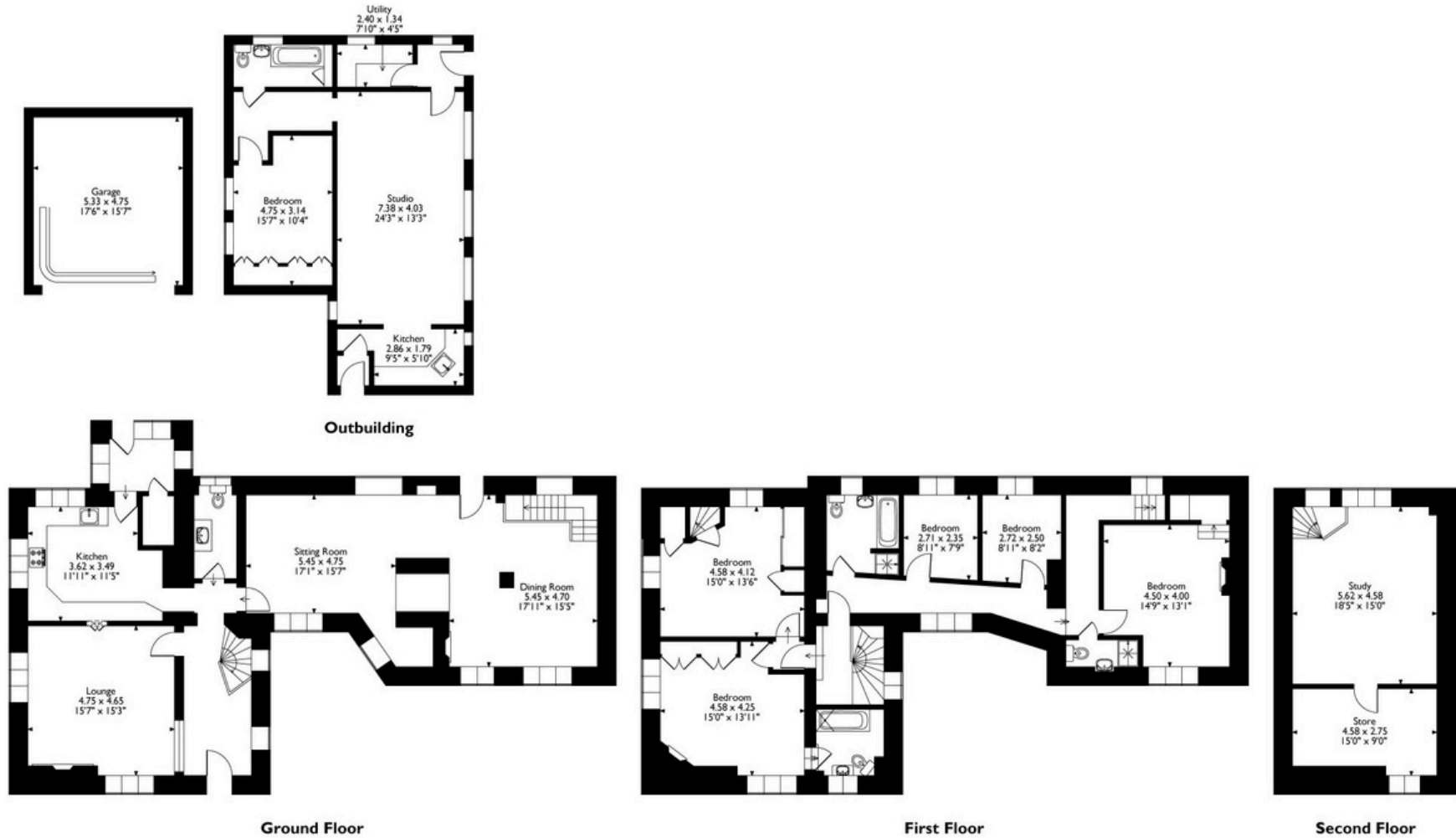


The Old Rectory, 15 Church Lane, Edith Weston, Oakham, Rutland LE15 8EY

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuilding = 2907 ft<sup>2</sup> / 270 m<sup>2</sup>

Garage & Outbuilding Total Approx. Gross Internal Floor Area = 1012 ft<sup>2</sup> / 94 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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**Measurements and Other Information**

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