



Snowdrop Cottage

25 Rectory Lane | Edith Weston | Rutland | LE15

 FINE & COUNTRY

KEY FEATURES

- *Charming Stone-Built End-of-Terrace Period Cottage*
- *Sought-After Village Location Within Walking Distance of the Shores of Rutland Water*
- *Spacious Sitting Room, Kitchen, Double Bedroom and Bathroom*
- *Generous Predominantly Lawn Garden Screened by Mature Shrubs and Hedges*
- *Off-Road Parking for One Vehicle with Direct Access to the Rear Garden*
- *Ideal as a First Home, Downsize, Holiday Retreat or Holiday Let Investment*
- *Accommodation Extending to Approximately 538 sq ft*
- *Offered with No Upward Chain*



There are some homes whose appeal lies as much in their setting as in the building itself, and Snowdrop Cottage is a particularly charming example. Dating from 1849 and built from warm local stone, this characterful one-bedroom cottage occupies a peaceful position in the sought-after Rutland village of Edith Weston, within walking distance of the southern shore of Rutland Water.

Compact, welcoming and easy to maintain, it offers an appealing alternative to a larger country property. It could serve equally well as a permanent home, a weekend retreat or an established holiday cottage, making it a versatile proposition in one of Rutland's most desirable waterside villages.

The cottage was acquired by its current owners in 2019 as an addition to their portfolio of successful Rutland holiday properties. At that stage it was occupied under a long-term tenancy, but once the tenancy concluded, they embarked upon an extensive programme of improvement. The stonework was repointed throughout, central heating was installed in place of the former storage heaters, new carpets were fitted and considerable internal refurbishment was undertaken. The garden was also improved, including the creation of a patio area for outdoor seating.



These works have helped preserve the cottage's traditional character while providing the comfort and practicality expected of a modern home. Since the refurbishment was completed, Snowdrop Cottage has operated as a successful year-round holiday let, attracting visitors in every season and developing a loyal following of returning guests.

A sheltered entrance porch opens directly into the principal ground-floor room, a generously proportioned sitting and dining space that spans the full width of the original cottage. Its size is an immediate surprise, particularly in a property of this scale, allowing ample room for both comfortable seating and a dining table.

The open fire forms the natural focal point. Set within a simple traditional surround with a brick arch and stone hearth, it brings considerable warmth and atmosphere to the room. It has proved especially popular with winter guests, giving the cottage an appeal that extends well beyond the principal holiday season. Exposed stonework around the room adds texture and character, while windows to the front bring in natural light and frame views across the garden.

The interior has been treated with restraint, using a light, neutral palette that allows the age and fabric of the building to remain prominent. The result feels relaxed rather than overly styled, with enough simplicity to suit a broad range of tastes. For a permanent owner, the sitting and dining room provides an adaptable canvas for furniture, artwork and personal collections, while its proportions make it a genuinely practical everyday space.





From here, a doorway leads into the kitchen, arranged in a long galley formation and benefitting from a broad window over the sink. Painted cabinetry, wooden work surfaces and softly coloured tiled splashbacks lend the room a cottage character, while there is a good amount of preparation space and storage for a property of this size.

The kitchen also has its own external door, providing a useful connection to the garden and patio. This makes it particularly convenient for outdoor dining, whether enjoying a quiet breakfast, returning from a walk around Rutland Water or settling outside with a drink at the end of the day.

Stairs rise from the sitting and dining room to the first floor, where the accommodation is devoted to one notably spacious bedroom. Extending across much of the cottage, it is large enough to accommodate a substantial bed together with additional bedroom furniture. Its scale contributes to the cottage's calm, uncluttered feel and ensures that it does not seem compromised by its one-bedroom arrangement.

The adjoining bathroom is equipped with a bath, wash basin and WC. Together, the bedroom and bathroom create a comfortable and private first-floor suite that works particularly well for an individual or couple. The bedroom can currently be arranged with either a super king-size bed or two full-size single beds, a flexibility that has proved useful in its holiday-let use.





Outside, the garden provides an attractive setting for the cottage and gives the property considerably more presence than might be expected of a small village home. A lawn is bordered by established hedging and planting, with mature trees and neighbouring stone buildings contributing to the traditional rural outlook.

The patio offers a defined area for outdoor furniture, while the garden itself is sufficiently manageable for use as either a principal home or a property visited at weekends. The combination of lawn, planting and gravelled areas complements the cottage's stone exterior and creates a pleasant sense of separation from the village beyond.







Edith Weston is central to the property's appeal. The village has long been popular with those seeking a strong sense of community, attractive surroundings and ready access to Rutland Water. A village pub and shop are close at hand, while the surrounding countryside offers excellent opportunities for walking and cycling.

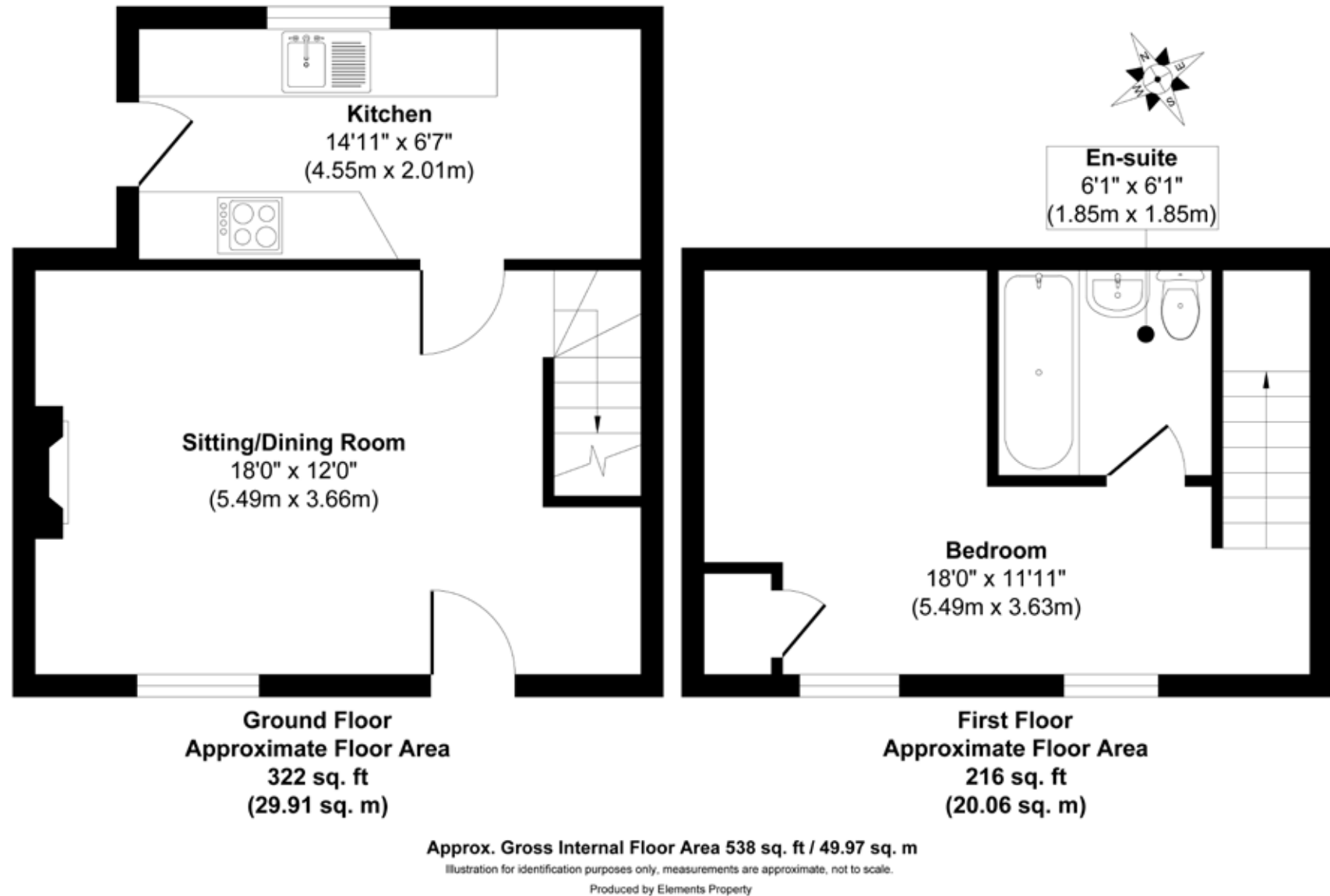
Rutland Water's south shore is within walking distance, placing sailing, fishing and birdwatching within easy reach. The nearby sailing club is a particular attraction for watersports enthusiasts, while the reservoir's tracks, nature reserves and open views make the location equally rewarding for those who prefer quieter pursuits.

The cottage is also conveniently positioned between Stamford, Oakham and Uppingham, giving access to three distinctive market towns, each with its own range of independent shops, restaurants, cultural attractions and everyday facilities. This balance of village life, waterside recreation and access to surrounding towns helps explain the cottage's year-round appeal.

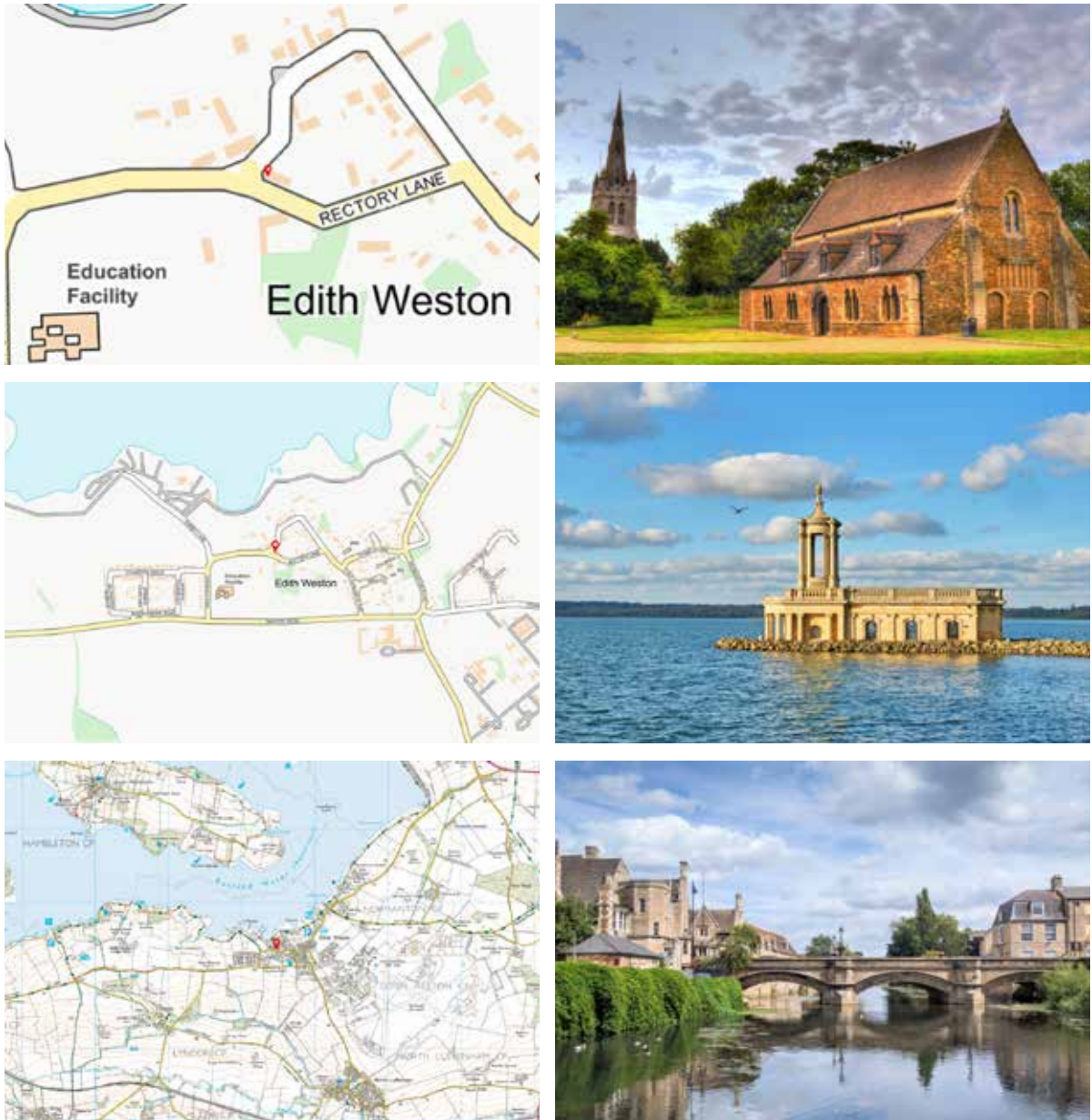
Although its current use demonstrates its potential as a holiday property, Snowdrop Cottage is by no means limited to that role. It has previously served as a permanent home for a retired couple, a first home and a family retreat, illustrating the flexibility of both the accommodation and location.

For someone wishing to downsize, it offers character without the maintenance associated with a much larger period house. For a buyer seeking a Rutland base, it provides a welcoming place to arrive at the weekend, with the water, countryside and village amenities already on the doorstep. It may also continue to appeal to those looking for an established holiday let in a proven destination.

Snowdrop Cottage brings together many of the qualities for which Rutland is known: mellow stone, village character, open countryside and proximity to the water. Modest in scale but rich in atmosphere, it is a cottage that offers far more than simply a place to stay. It provides an opportunity to become part of village life, to enjoy Rutland Water throughout the changing seasons and to own a distinctive home in one of the county's most enduringly popular locations.



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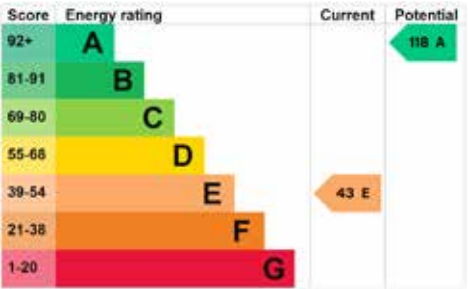
SERVICES: Mains Electricity, Water and Drainage and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: N/A

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