

# SAILING BY

— WHISSENDINE —

At Sailing By, family life is framed by gardens on every side and one of Whissendine's most recognisable landmarks beyond. With the village's working windmill standing at the foot of the garden - the inspiration behind the home's name - this spacious four-bedroom home offers over 2,700 sq. feet of accommodation and a generous wraparound plot.



## A WARM WELCOME

Where the warm open skies and glorious setting hint at a sense of escape, indoors, that same feeling of untethered light is continued in the hallway with its broad and bright proportions, neutral earthy-toned tiles, and natural palette setting a sense of calm and ease. Warmth emanates from the underfloor heating, running throughout the home.



## FAMILY-FRIENDLY FLOW

The sociable sitting room is a vast space, made cosy by the log-burning stove inset within the chimney breast, and a broad bay window overlooking the garden. Open, airy and light, the sitting room is made for family moments, leading on to the kitchen beyond.

Light streams in through the Velux windows in the vaulted ceiling above, a wall of windows above the sink and cabinets to the left, and through bifolding doors on the right. In harmony with the outdoors, soft shades of blue-green dress the walls, while a breakfast bar at the island, and a dining table both set the scene for sociable dining. Alongside a Range-style cooker, there is space for all the essential appliances. In the summer months, slip outside and dine al fresco on the sheltered decking, enjoying the views of the windmill.



## PRACTICAL PLACES

Positioned practically off the kitchen, a separate storage area offers valuable additional space, keeping everyday household items neatly tucked away, while a great sized laundry and boot room sits behind and also offers a side entrance to the garden.



## WORK, REST AND PLAY

Sociable spaces continue in the family room, dressed in soothing shades of Little Greene's Brighton blue and looking out over the garden through French doors.

Handy for homeworkers, built-in storage and desk space makes the study an added bonus, with the downstairs cloakroom nearby, just across the entrance hallway.





## ANOTHER LEVEL

Upstairs, a large landing is almost a destination in itself, with built-in storage, space for bookshelves and a chair or two.

Beneath the vaulted ceiling, the first bedroom offers an abundance of storage in a run of fitted wardrobes along the far wall, while opposite, a door opens to a large shower room en suite with Porcelanosa wash basin.

To the other side of the landing, the principal bedroom delivers beautifully on the promise of the home's whimsical title. Watch through the window as the sails of Whissendine Windmill turn gently against the open sky. Washed in natural light and with an airy sense of openness beneath the vaulted ceiling, this spacious bedroom also features its own walk-through dressing room and an en suite with Jacuzzi bathtub and shower over and Porcelanosa wash basin.

## SLEEP SOUNDLY

There is flexibility to life at Sailing By, with two of the home's four bedrooms on the ground floor. With its own en suite shower room, the first of the bedrooms draws in leafy garden views through two windows.

A second light-filled double bedroom features windows to two sides, drawing in brightness and is conveniently situated next to a fully tiled bathroom containing bathtub with shower over.



## BENEATH THE SAILS

Outdoors, soak in the open blue skies and absorb the colour and fragrance of the beautifully tended gardens at Sailing By, where the storybook stature of Whissendine Windmill rises enchantingly above. Stretching wide around the house, there is ample space for children to kick a football or race across the lawn, while pets can roam and explore securely within the enclosed surroundings.

Potter among the planting, pause with a morning coffee beneath the canopy of the awning on the decking, or retreat to the summer house for a well-earned drink at the end of the day, admiring the ever-changing light across the garden as the windmill casts its shifting silhouette across the lawn.

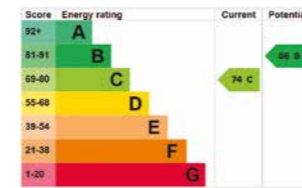
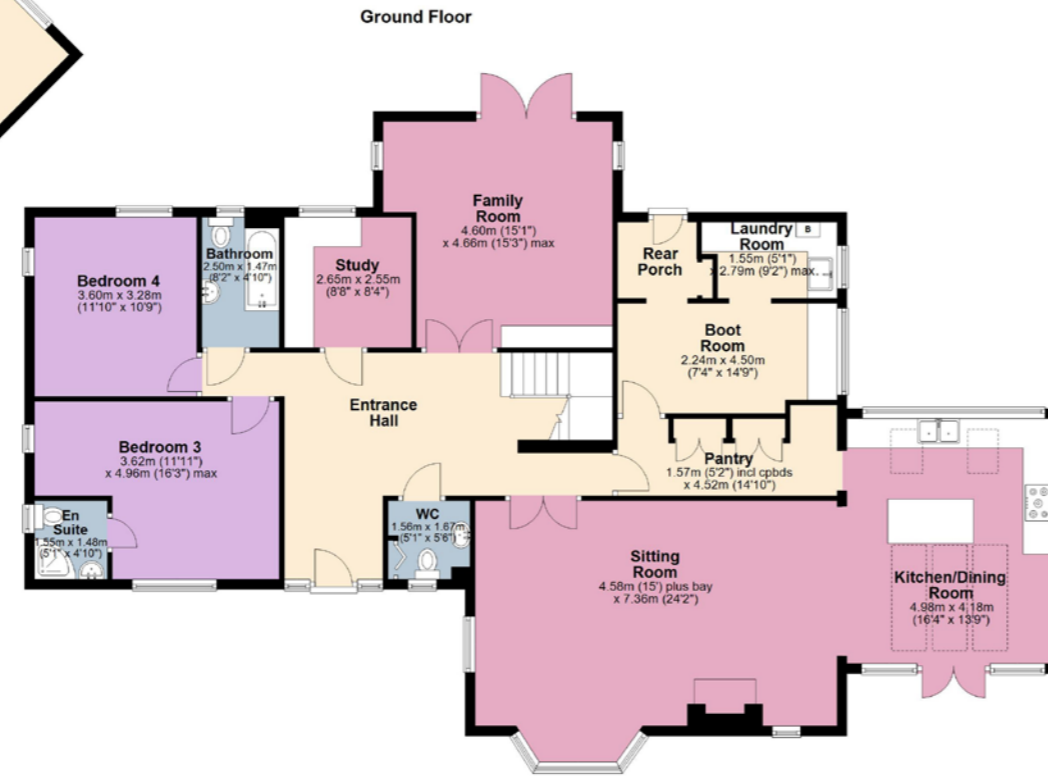
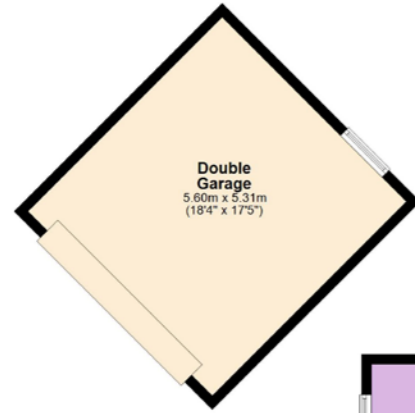
A large gravel driveway offers plenty of parking ahead of the home's double garage, complete with EV charging point.



The winds of change beckon in a home defined by light, flexibility and space, at Sailing By.

## THE FINER DETAILS

- Freehold
- Detached
- Constructed 2003
- Plot approx. 0.34 acre
- Gas central heating
- Underfloor heating to ground floor
- Mains electricity and water
- Pump drainage system
- EV charging point
- Rutland County Council, tax band G
- EPC rating C



Ground Floor: approx. 173.3 sq. metres (1,865 sq. feet)  
 First Floor: approx. 80.8 sq. metres (869 sq. feet)  
 Total Home: approx. 254.1 sq. metres (2,734.9 sq. feet)  
 Garage: approx. 29.6 sq. metres (318.4 sq. feet)

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## ON YOUR DOORSTEP

Whissendine is a village where heritage and community remain central to daily life. From the striking tower of St Andrew's Church to the much loved Whissendine Windmill, its architecture lends the village a distinctive sense of character, while the village hall sits at the heart of local life, hosting events and gatherings throughout the year. There is a wonderfully active spirit here too, with cricket, football, tennis, archery and crown green bowls all contributing to the rhythm of village life, while the annual Feast Week in July is a longstanding tradition that brings the community together in memorable fashion. For quieter moments, pause awhile at The White Lion, where the riverside beer garden offers a relaxed setting for lunch or an evening drink.

Beyond the village, Rutland Water is close at hand for walking, cycling and sailing, while nearby market towns Melton Mowbray, Stamford, Oakham provide an appealing mix of independent shops, cafés and everyday amenities.

Families are particularly well served, with Whissendine C of E Primary School in the village itself and excellent state and independent schooling available at Oakham, Uppingham and Stamford, all within around 20 minutes by car. For commuters, both Oakham and Melton Mowbray Railway Stations are within easy reach, keeping wider connections conveniently close

## LOCAL DISTANCES

- Oakham 4.5 miles (10 minutes)
- Melton Mowbray 7 miles (15 minutes)
- Uppingham 11 miles (19 minutes)
- Stamford 16 miles (27 minutes)
- Grantham 19 miles (34 minutes)
- Leicester 24 miles (41 minutes)
- Peterborough Railway Station 29 miles (42 minutes)



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