



2 Bluebell Lodge Bell Yard, Collyweston
£239,950

 **NEWTON FALLOWELL**

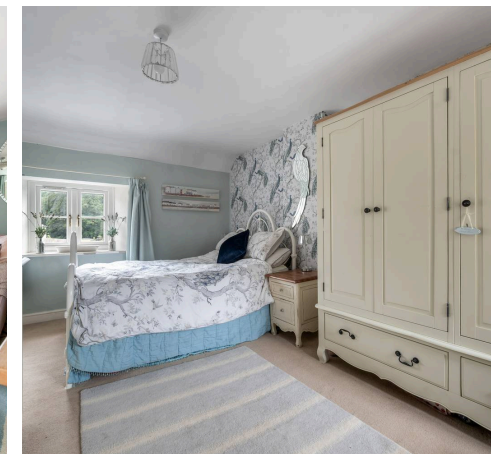
Situated in the heart of the highly desirable village of Collyweston, this charming character cottage beautifully combines period features with modern comforts. Offering spacious and versatile accommodation, an impressive garden room, private off-road parking, and an attractive low-maintenance garden, this wonderfully presented home is ideally suited to first-time buyers, downsizers, or those seeking an idyllic village lifestyle. The property also presents potential to be reconfigured into a two-bedroom home, subject to any necessary consents, and would make an excellent holiday let or Airbnb, benefiting from its proximity to Fineshade Wood, just five minutes away, and Rutland Water, approximately four miles from the property.

A traditional stable door welcomes you into a characterful country-style kitchen, featuring bespoke wooden cabinetry, oak worktops, integrated appliances, and an abundance of charm. Beyond, the generous open-plan sitting and dining room provides a warm and inviting living space, centred around a striking wood-burning stove that creates a cosy focal point for both everyday living and entertaining.

One of the standout features of the property is the superb garden room, enhanced by a warm roof with central skylight. Bathed in natural light throughout the day, this versatile space is perfect as a second reception room, home office, hobby room, or peaceful retreat. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

To the first floor, the property offers a spacious double bedroom complete with useful built-in storage over the stairs. The accommodation is complemented by a beautifully appointed four-piece bathroom, featuring a freestanding roll-top bath, separate walk-in shower, wash basin, and WC, providing a touch of luxury and relaxation.

Outside, the property benefits from dedicated off-road parking to the front, with additional visitor parking available a short distance away. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring a combination of patio and gravelled areas, attractive planted borders, a charming water feature with outdoor power supply, and a useful storage shed. Offering a private and inviting setting, it is an ideal space for al fresco dining, entertaining guests, or simply unwinding in peaceful surroundings.





Lounge

15' 7" x 11' 9" (4.75m x 3.59m)

Garden Room

7' 9" x 10' 10" (2.37m x 3.31m)

Kitchen

10' 6" x 7' 8" (3.21m x 2.33m)

Bedroom One

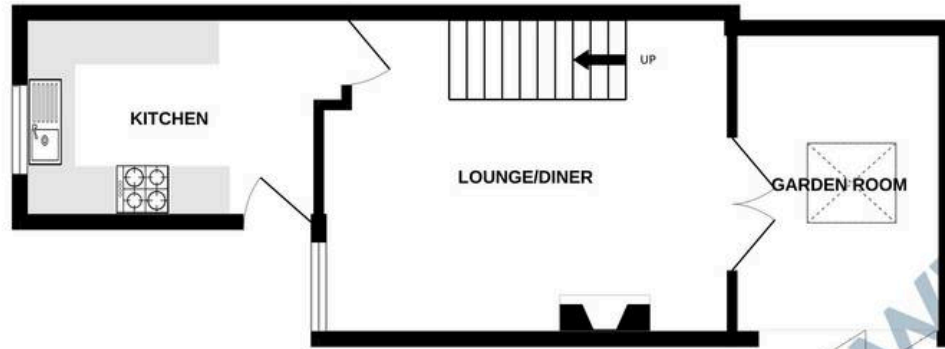
14' 6" x 9' 6" (4.43m x 2.90m)

Bathroom

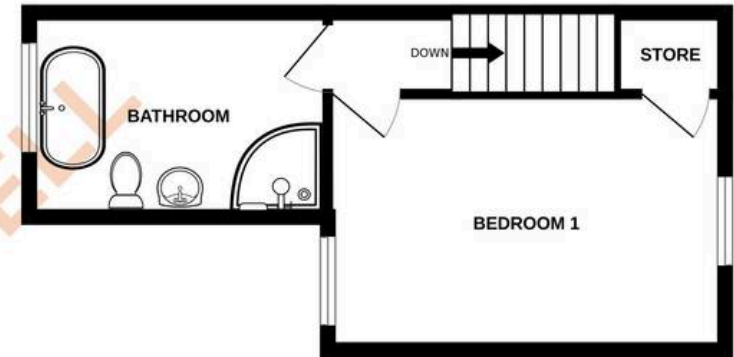
6' 9" x 10' 11" (2.07m x 3.32m)



GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



Newton Fallowell - Stamford

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