



# ROCK COTTAGE

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EASTON ON THE HILL

# WELCOME TO ROCK COTTAGE

This Grade II listed, unique, stone-built four bedroom detached home with a Collyweston slate roof is set in Easton on the Hill, close to the celebrated Georgian town of Stamford.

Believed to have originally been two cottages joined together, this historical gem dating from 1761 has been remodelled over time and is beautifully refurbished, enhancing the many original features that will delight you at every turn.

Pulling onto the gravelled drive through the gate, you will notice that there is parking for numerous cars with the versatile outside space wrapping around the cottage. Approach the front door and get ready to immerse yourself in the historical charm combined with stunning modern living that awaits.







## STEP INSIDE

Enter through the original front door straight into the sitting room and you are immediately presented with the historical character combined with tasteful, modern living that runs throughout this unique home.

This magnificent room boasts not one but two fireplaces; one an original inglenook with bespoke alcove seating and the second a working open fire with attractive brass surround. Smooth polished floorboards, whitewashed stonework and exposed timber beams along with stunning doorways and original details set the scene for a comfortable, cosy place to relax.



# THE HEART OF THE HOME

This classic yet modern country kitchen combines cool, flagstone floors with more beams and exposed stonework. A marble effect Silestone-topped central island accompanies a breakfast bar right next to a cosy, wood burning stove sitting in a further inglenook, perfect for informal dining. Bespoke, painted kitchen units house a Belfast sink, a Rangemaster oven with a gas hob and charming details abound in every corner.

A door entering the kitchen from the driveway offers a practical solution for deliveries and coming in from the great outdoors.

The kitchen then leads through to a light and airy garden room which also has useful storage units and a sink and then French doors open out to the terrace.







## FINE DINING

This stunning dining room incorporates a wealth of features that you would rarely find combined in one home. Wood panelling meets charming historical details, iron-studded doors and a decorative cast iron fireplace completes this characterful scene. Just add soft light, wonderful food with fine wines to create a truly unique opportunity for atmospheric dining with family and friends.

Follow on into the polished-floored hallway where you will find a charmingly panelled loo, and carry on to the snug with more exposed beams and wooden flooring which is currently used as a cinema room.

Leading on up some steps through yet another charming wooden door and you'll find yourself back in the sitting room having experienced the full flow of the ground floor.





## TIME FOR BED

Three of the bedrooms lead from the sitting room to the first floor. The first double bedroom, with views to the side is followed by the modern family bathroom with bath with a shower over, basin and loo and then on to bedroom two with a view to the front aspect.



The beautiful, large, airy master bedroom continues with the characterful charm with a high, decorative ceiling, beams and feature cornices and is large enough to incorporate plenty of sizeable bedroom furniture. Two windows looking out to the front of the property add to the airy feel of this safe haven.







The fantastic master en suite bathroom generously provides a walk-in shower, claw foot roll-top bath with period mixer taps and complementary loo and wash basin. Plenty of storage, beautiful decor and elegant flooring tie these stunning elements together to complete this relaxing retreat at the top of this delightful home. Just add favourite luxury linens and fragrant candles to personalise this space.



Returning downstairs you will find the fourth bedroom, which is tucked away above the kitchen. Another bright double room with its spacious en suite shower room, is currently used as a guest suite and is accessed from the kitchen using clever, quirky moveable steps.





The charm continues with a separate room to the side of the property accessed below the timber facade. Currently used as storage this could become the most perfect home office space (STPP). The garden at the side also provides a lawn with a useful timber shed.

The rear garden is accessed through the French doors that lead from the garden room. This sunny well-kept courtyard area has room for relaxing and entertaining with further shed storage and lofty views across the trees and roof tops towards Stamford. A really great space for taking time out.



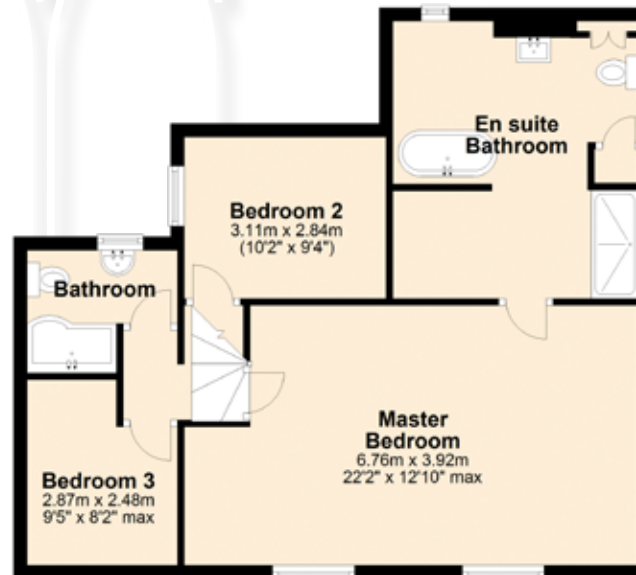
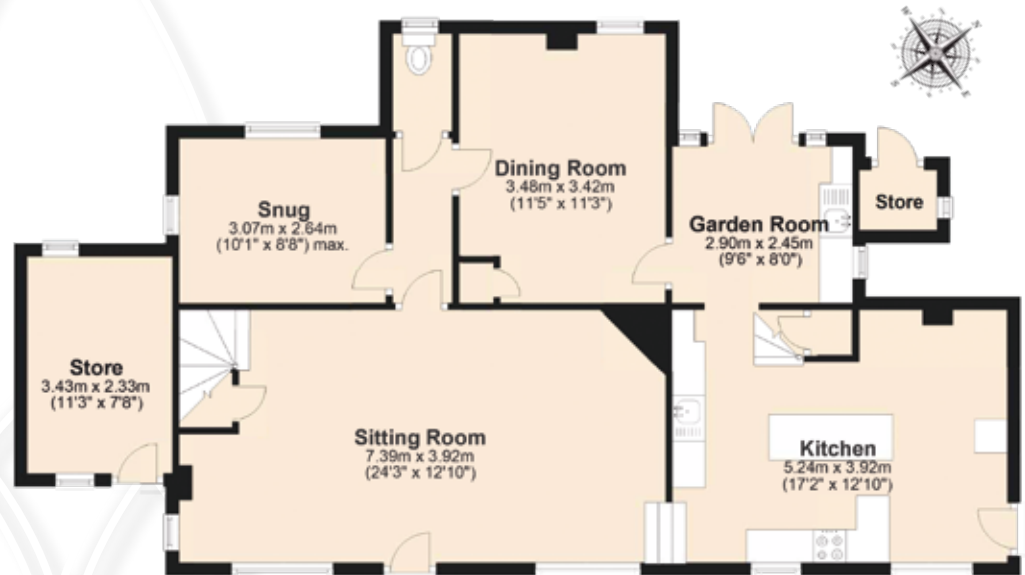




# THE FINER DETAILS



- Freehold
- Detached
- Grade II Listed
- EPC; Listed building exemption
- Gas Central Heating
- Partial Double Glazing
- East Northants Council, tax band G
- Mains electrics, water and sewage



Approx. Gross Internal Area  
2093 Sq Ft/194 Sq M

For illustrative purposes only - not to scale. the position and size of doors, windows and other features are approximate only



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# NEAR AND FAR



Close to the Georgian market town of Stamford, Easton on the Hill has a vibrant village life on offer. Two pubs, a village shop with post office, church and many clubs and societies are waiting to be joined making settling in easy and fun.

Families are catered for by a popular village nursery and both state and independent schools are plentiful at close proximity.

Stamford is a very short drive or a scenic river walk across the meadows where you will find all the shops, bars and restaurants you could wish for.

Leisure time is well served by local gyms and sports clubs and the great outdoors beckons via Rutland Water, Tallington Lakes and Fineshade Woods which are very close by. Visits to Stamford's jewel in the crown, Burghley House, are popular with all ages and the annual Horse Trials are the pinnacle of many events held at this famous landmark.

Travel is easy from Stamford with the railway station being a one-stop link to Peterborough making a commute or day trip to London's Kings Cross very simple. A bus station links destinations both near and far and close to the A1, nationwide road networks are easily accessible.

A warm welcome awaits you in Easton on the Hill, take a leisurely stroll to discover this pretty village.

## LOCAL INFO - APPROX. DISTANCES

Stamford: 2.3 miles Uppingham: 11 miles

Oakham: 12.2 miles

Peterborough Railway Station: 15 miles



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