



HAMILTON HOUSE

— EASTON ON THE HILL —

Would you love to own an immaculate, detached limestone home in the heart of Easton on the Hill, a vibrant village near the Georgian market town of Stamford? Then Hamilton House, a four-bedroom delight with incredible outbuildings and a separate one-bed cottage, is waiting for you.



A CHARMING FIRST IMPRESSION

Hamilton House is tucked away opposite the historical war memorial in the heart of the village. Pass the beautiful, one-bed stone cottage that currently provides a rental income and pull through the electric gates onto your large and private gravel driveway. Note the characterful stone exterior and Collyweston slate roof as you head through the keypad-secured gate and arrive at the smart front door, perhaps welcomed by the nearby chapel bells.





RESPLENDENT RECEPTION

The historical charm and elegance of the home begins to reveal itself as soon as you step inside the hallway, and continues right into the striking, timber floored dining room, which is brimming with original features and splendour. Imagine inviting your family to a special meal around the large table under the gaze of the high, corniced ceilings, deep skirting and those dual-aspect, sash windows. Other special elements include the attractive radiator covers and the stylish fireplace. A second door leads to the rear lobby, which benefits from storage and access to the rear garden.



Opposite the front entrance, double glazed doors reveal a second stunning reception room that could become a peaceful snug, library, or playroom. Here the traditional proportions and allure continue, with a decorative cast-iron fireplace, ornate ceiling rose and storage completing the tranquil scene.



At the front of the home, another period masterpiece awaits – the charming sitting room. Decorated with soft, pink tones, it is a cosy and inviting space to savour quality time with your loved ones. Who could resist huddling around the fireplace with that dramatic, ornate surround? Observe the sash windows to the front and side with their historical shutters, softly illuminating this elegant room.

Off the hallway, you will locate a downstairs cloakroom and access to the tanked cellar, which oozes potential or could make the ideal space to store your wine collection.



THE HEART OF THE HOME

Follow the hallway and step into the tiled country-style kitchen, filled with natural light thanks to the arresting orangery opening up behind. This kitchen boasts style and substance, combining attractive, bespoke wall and base units with a range of integrated appliances, a double Belfast sink and an eye-catching Aga set below a mantle. What better place to show off your family photos and memorabilia?

The bright and airy orangery is a wonderful spot for casual dining. Double doors invite you to step onto your garden, a further door provides ease of access to your private terrace and French windows and a lantern roof make for a light and inviting space to unwind.





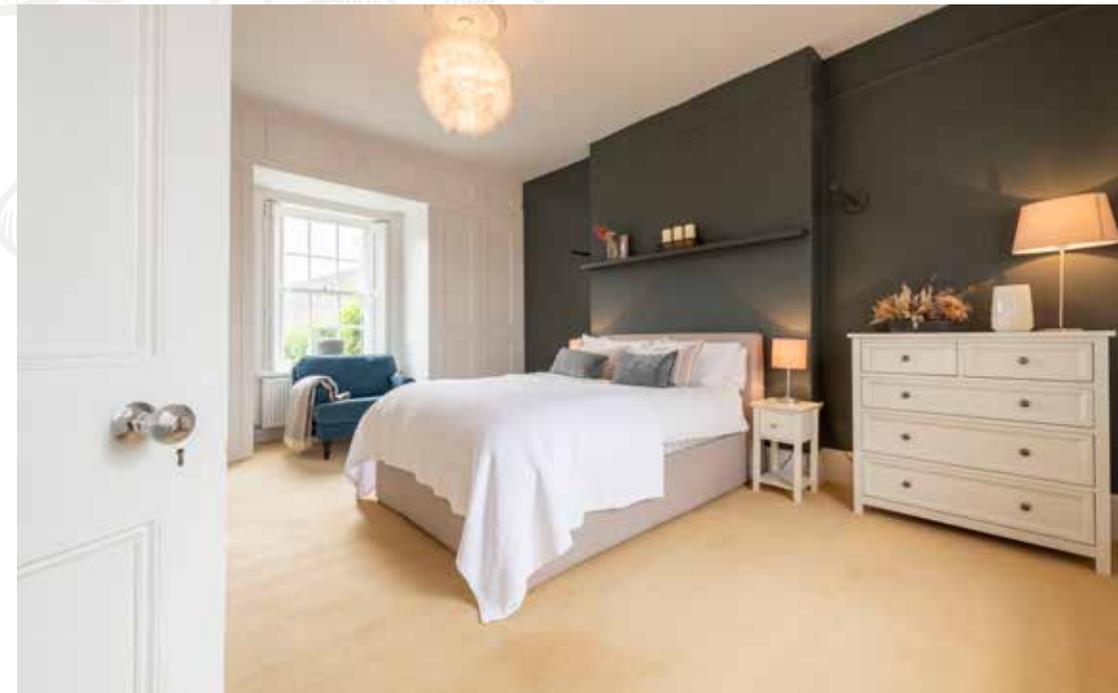
Continue now to the grand principal suite. From the chic décor and dual-aspect sash windows to the fitted wardrobes and the dapper en suite wet room, the room is filled with charm that entices you to unwind after a long day.



SLEEP WELL

Stairs ascend to the first-floor landing, where you will find a sophisticated guest room on the right boasting a walk-in wardrobe containing a high-end en suite shower room.

Across the landing lies the family bathroom – comprised of decorative panelling, bath with shower attachment, basin and lavatory. Bedrooms three and four, served by the bathroom, are both spacious and freshly decorated doubles, lit by shuttered sash windows.





OUTSTANDING OUTBUILDINGS

At the rear of the home, you will discover a separate laundry kitchen; fully-equipped with units and space for appliances – ideal for use when entertaining alfresco. Outside, a wrought-iron staircase ascends to the office/studio, which features laminate flooring, dormer windows and a cloakroom. Where better to concentrate away from the distractions of family life? This space could also be used for further accommodation away from the main home.

The cavernous stone barn has large double doors to provide access from the driveway. The barn is an incredible space and is waiting to be repurposed with exposed beams and trusses, power and lighting – ideal for hosting all-weather garden parties, barn dances and celebratory birthday parties. Planning permission has been granted for alterations to, and conversion of the existing stone barn into a residential annexe, and re-roofing of the folly (East Northamptonshire District Council, ref 20/01159/FUL).

Stow away your garden tools in the store – the original latch door, cobble flooring, exposed stone walls and overhead beams all give a glimpse into the building’s stabling history.

A QUAIN FOLLY



STEP OUTSIDE

Opening your five bar gate, the pretty landscaped garden replete with box hedging, mature trees and shrubs and flower beds offers a tranquil setting. The highlight must be the unusual detached, stone-built folly with a fireplace, chimney and exposed roof trusses. Lit with candles and lanterns, festooned with garlands, or with the addition of a pizza oven, the folly could be an incredible party venue in its own right...and is always ready to host a romantic evening.

A rear terrace provides space to entertain, sit back and admire the home with a picturesque wisteria trailing to frame the pretty windows and limestone façade.



OUT AND ABOUT

Easton on the Hill is a wonderful, bustling village near Stamford – just a very short drive or a scenic river walk away, where you will find all the shops, bars and restaurants you could wish for. With two pubs, a village shop and post office, church and many clubs and societies, there’s plenty of opportunities to meet your new neighbours and embrace the village life you’ve been yearning for.

Rutland Water, Tallington Lakes and Fineshade Woods are all within close proximity to Hamilton House, so there’s no excuse not to pull on your wellies or prepare your kayak for a day in the great outdoors. Local golf courses include Luffenham Heath, Rutland Water and Burghley Park Golf Club.

A well-regarded village nursery takes care of the little ones, with a variety of state and independent schools within easy reach catering for older children.

Stamford Railway Station offers a one-stop link to Peterborough, which connects to London King’s Cross – ideal for commuters and day-trippers alike. Extensive bus routes serve the area, linking to destinations near and far, which are also easily accessed by road via the A1.

Positioned close to fantastic amenities and facilities, and yet still surrounded by the rolling Rutland countryside, Hamilton House grants both convenience and a peaceful, active lifestyle.

LOCAL INFO - APPROX. DISTANCES

Stamford: 2.3 miles (7 minutes)

Uppingham: 11 miles (19 minutes)

Oakham: 12.2 miles (18 minutes)

Peterborough Railway Station: 15 miles (22 minutes)

THE FINER DETAILS

Hamilton House is NOT a listed building

Freehold tenure

Conservation area

East Northamptonshire District Council planning permission ref 20/01159/FUL

Gas central heating

East Northamptonshire County Council, tax band F

EPC rating E

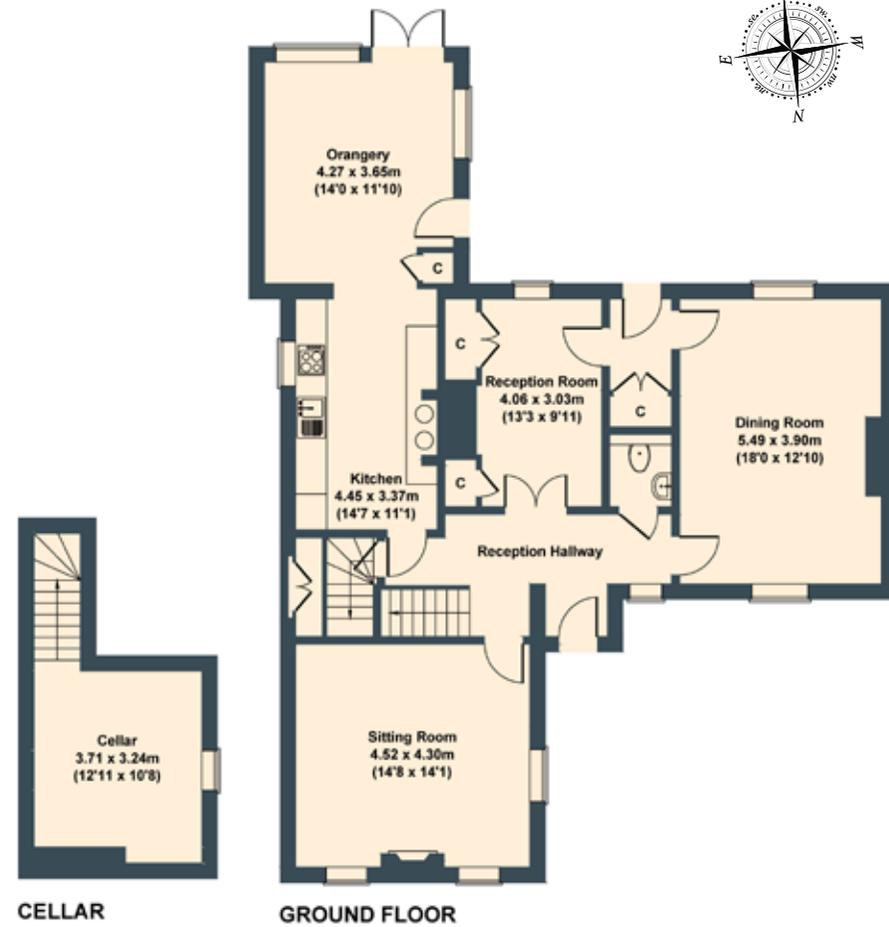
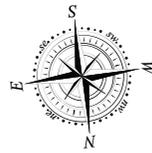
Property includes a one bedroom cottage with private courtyard, currently tenanted. Rental income details available on request. Current tenancy is a periodic, Assured Shorthold Tenancy.

Main house approx. 221.44 sq. metres (2383 sq. feet)

Outbuildings approx. 264 sq. metres (2842 sq. feet)

Cottage approx. 39 sq. metres (420 sq. feet)

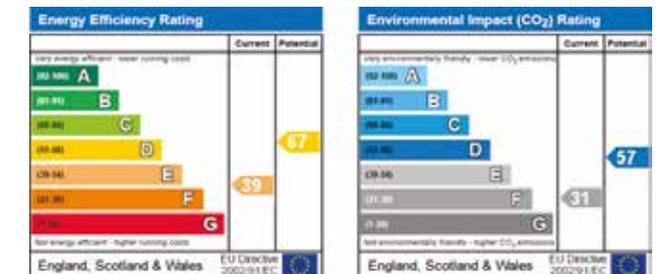
Total approx. 524 sq. metres (5640 sq. feet)



NOT IN ACTUAL POSITION



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