



# The Old Forge

EDITH WESTON

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11A, WELL CROSS EDITH WESTON, RUTLAND, LE15 8HG

An idyllic stone cottage dating back to 1863 which has been tastefully refurbished throughout to offer an immaculate home yet retaining much charm and character. Situated in the most picturesque location in the heart of the charming village of Edith Weston, next to the south shore of Rutland Water.















## step inside

Step through the entrance porch into a fabulous sitting room with ample room for a dining table, making for a delightful sociable room. On one of the stone walls there is a log burner, which sits deep into the chimney breast and provides a great focal point to this large room. Along with exposed timbers, deep window sills and bespoke shutters that all sit harmoniously together.

Moving through the hallway and past the stairs we find a lovely ground floor bedroom, a tranquil sanctuary for family or guests alike. On a practical note there is a built in double wardrobe.

To the far end of the hallway we reach the beautifully appointed breakfast kitchen, with large glazed doors opening onto the private enclosed terrace.

The kitchen offers a range of recently installed wall and floor cabinets along with quartz work surfaces, a Rangemaster cooker and neatly integrated appliances. Completing the ground floor accommodation is a guest cloak room offering a loo and a wash hand basin.











## and so to bed...

Ascending the staircase to the first floor with light bright filled spaces with vaulted ceilings, dormer windows and velux windows.

The principal bedroom is the most peaceful heaven with a calm and neutral décor along with being flooded with natural light.

Across the hallway we find the family bathroom which is fitted with a shaped bath with shower over, towel rail, loo, inset wash hand basin and storage.









## step outside

Outside there is a pretty enclosed terrace with ample on street parking.

## local amenities

Edith Weston is a charming village nestled in the heart of Rutland, and has a number of facilities including public house, village shop with post office and primary school.

There are many activities at Rutland Water Sailing Club, including, sailing, kayaking, and wind surfing along with many walking and cycling paths around the water.

Oakham is a short drive away with supermarkets, doctors surgeries and sports facilities, along with private and state schooling for all ages. To the east, (seven miles) the Georgian market town of Stamford is renowned for its architecture and its mix of independent shops and more well known chains, pubs and cafes and restaurants.

The area is renowned for its good schooling with both independent and state schools that can be found in Oakham, Uppingham (6.6 miles), Stamford and Oundle (17.7miles).

## services

Water, electricity and mains drainage are understood to be connected. The property has gas fired central heating.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



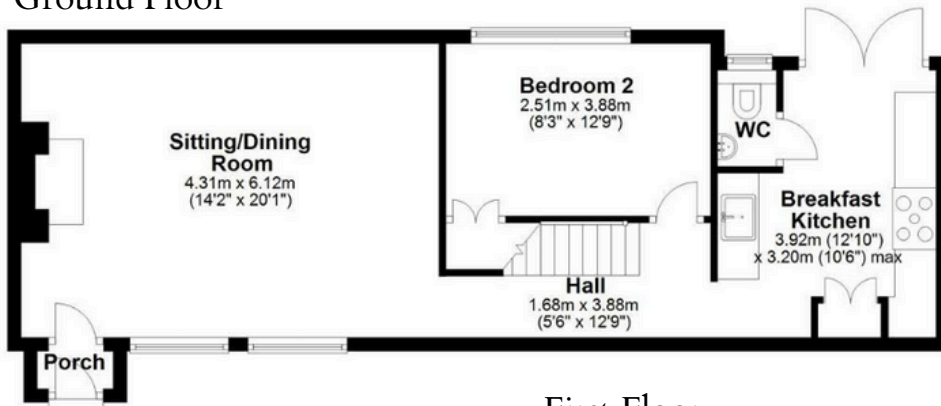




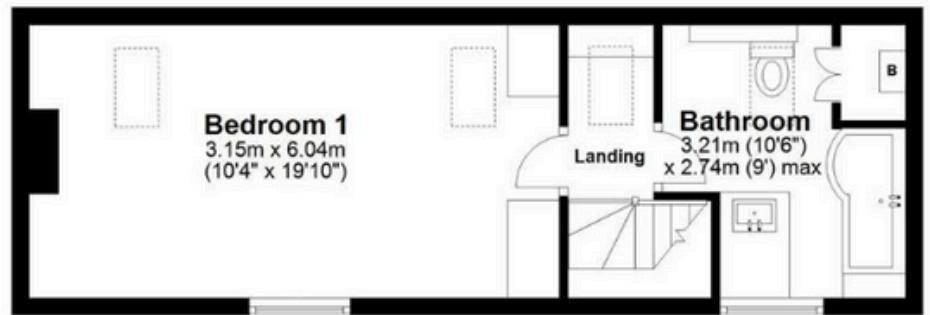


## finer details

### Ground Floor



### First Floor



#### Approximate Gross Internal Area:

88.7 sq m / 954.6 sq ft

**Ground Floor Approx:** 57.2 sq m / 616.0 sq ft.

**First Floor Approx:** 31.5 sq m / 338.6 sq ft.

**Local Authority:** Rutland County Council

**Council Tax Band:** C

**Tenure:** Freehold

**EPC Rating**

**Current** - 68/D

**Potential** - 83/B



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





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