



CORNER FARM



YOUR VERY OWN RUTLAND RETREAT...

Are you searching for a stone built period farmhouse in a pretty Rutland village close to the market towns of Stamford, Oakham and Uppingham with its own private garden, driveway and collection of outbuildings?

Combining historic charm with modern living, this fully renovated 4/5 bedroom Grade II listed family home is in the picturesque village of Wing in Rutland. There are 3 reception rooms, a large country kitchen/diner, boot room/laundry, downstairs cloakroom, 4/5 bedrooms and 2 bathrooms (1 en suite).

The stone built farmhouse with Collyweston slate roof stands within an enclosed walled garden that wraps around three sides of the house with a stable, outbuilding and open barn storage plus a gravel driveway with double gated entrance.



WELCOME...

Open the electrically operated double gates and draw your car onto the wide gravel driveway where there is plenty of turning space and parking for 4 or more cars.

For visitors and guests, a small pedestrian gate from Church Street opens into the pretty walled garden and they can follow the house around the garden that leads to the front door. Or, simply enter the home through the door at the other end of the house by the driveway.

As you turn your key and enter the home, you'll discover a large boot room/laundry with stable door conveniently located for the swift disposal of coats, sports kit, laundry chores and muddy paws, with a downstairs cloakroom also conveniently located here.



Next, step into your country kitchen diner that is the warm heart of the home, where friends and family will naturally gather to unwind at the end of the day whilst sharing a lovingly prepared Aga cooked supper. Here a calm palette of muted tones create a tranquil feel; buff coloured floor tiles with underfloor heating are complemented by creamy colour cabinets, glossy granite worktops and a chic, black, electric Aga.





The thickness of the farmhouse walls truly reveal themselves here in the deep stone mullion windows and attractive French doors open out onto the rear garden to allow plenty of natural daylight to flood in.

WHAT THE OWNER'S LOVE..  
"THIS IS THE PERFECT FAMILY HOME THAT'S GREAT FOR ENTERTAINING BUT AT THE SAME TIME COSY. WE LOVE BEING ABLE TO WATCH THE CHILDREN PLAY IN THE GARDEN WHILST COOKING."



## ELEGANT RECEPTION ROOMS

As you walk through into the sitting room, you'll pass a door that leads down to the cellar. As you move on and into the welcoming sitting room, you'll discover a room packed full of period charm with historical features; its exposed timber beams and an impressive stone inglenook fireplace with multi-fuel burning stove provide a wonderful focal point, while a window seat creates a restful spot to relax and unwind – just add some comfy cushions and a good book! A further door opens into a small reception hallway by the front door that's ideal for formally welcoming your guests into your home or would make a great study space.



Next, there's another fine reception room again featuring exposed timber beams and a magnificent stone mantle and surround. Attractive stone mullion windows overlook neighbouring St Peter and St Paul's church and another to the side allows lots of lovely daylight to flood into the room.

A third reception room adjacent to here provides the perfect space for a study or perhaps you need a playroom? A striking feature wall has more exposed timber beams to create interest and texture to this adaptable space.



## AND SO TO BED..

Time now to explore the private spaces of the home. Take the stairs to the first floor and to your left are two double bedrooms; one that overlooks the rear garden with walk-in cupboard and another bright room that overlooks the handsome church.

The family bathroom has an elegant 'slipper-style' claw foot bath, hand basin, loo and shower cubicle while underfloor heating beneath the natural limestone floor tiles creates a cosy and convivial effect here.





Next, time to discover your master bedroom and en suite with its exposed beams, decorative iron fireplace and pretty-paned window that overlooks the church, there is plenty of space to add your own bedroom furniture - this room has a very tranquil and appealing feel to it. The en suite features underfloor heating with travertine floor tiles, a fully tiled shower enclosure, hand basin and loo - create a beautifully calm and restorative space here as your own private sanctuary awaits!



If you have children who are craving their own private space, follow the stairs to the second floor that opens out into a vast loft room with exposed beams and trusses that's the perfect zone for relaxing, unwinding, playing or studying! From here, open another door and as you step down into the charming double room, pause to appreciate this sweet room with original timber beams with its window seat that overlooks your garden below. There might be a few family discussions over who gets to call this wonderful space their room!

## STEP OUTSIDE



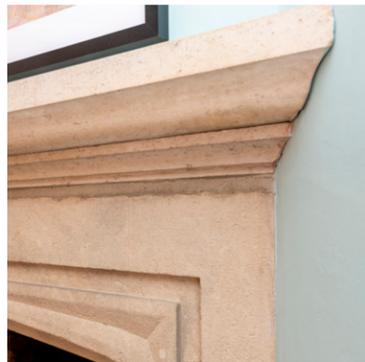
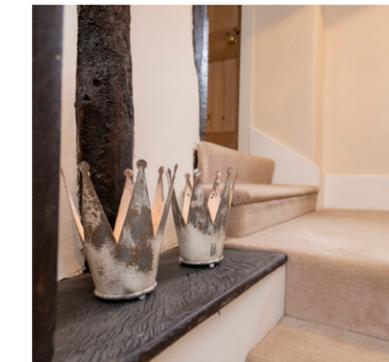
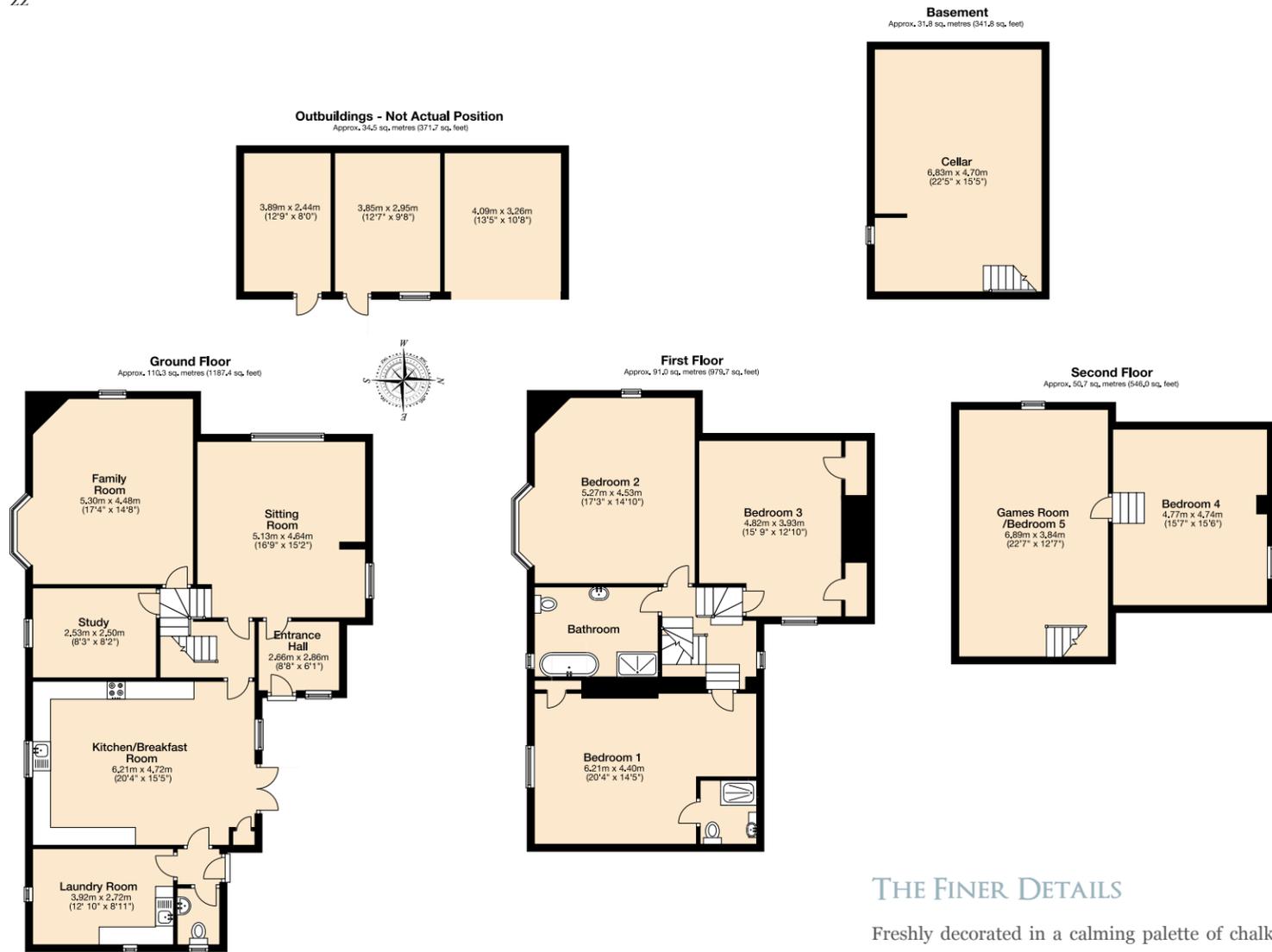
The walled garden wraps around the home to three sides and the lawn is edged with a variety of shrubs and plants, mature trees and hedging. A block-paved patio area placed conveniently next to the kitchen French doors is perfect for lazy weekend breakfasts or for that early evening G&T! With twinkling candles lit and some soft seating you'll find relaxing here a dream in your own private garden.



WHAT WE LOVE...  
 A PERIOD HOME OF THIS  
 PROPORTION LOCATED IN SUCH A  
 PROMINENT AND SOUGHT-AFTER  
 RUTLAND VILLAGE CAN BE HARD  
 TO FIND AND CORNER FARM  
 DOESN'T DISAPPOINT!



For storing bikes, garden implements and other outdoor paraphernalia there is also a detached red-brick building that was once a stable, with a storage room plus further open barn storage that's perfect for stacking your firewood and kindling.



### THE FINER DETAILS

Freshly decorated in a calming palette of chalky-whites and duck-egg blues, the neutral décor complements the original stone mullion windows, exposed stonework and characterful timber beams that feature extensively throughout the home

- Grade II Listed Building
- EPC – Listed building exemption
- Conservation Area
- Freehold Tenure
- Oil Central Heating System
- Rutland County Council, council tax band G

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## OUT AND ABOUT

Wing village is very picturesque and despite being nestled away amongst the rolling Rutland landscape, the village is ideally positioned just under 4 miles from Uppingham. The village itself has a welcoming community spirit with various events regularly taking place. However, many local residents make use of the nearby market town of Uppingham for its wonderful and varied range of family-owned shops, boutiques, cafes, pubs, opticians, doctors and chemists – as well as the hugely popular weekly market that takes place in the historic market square.

In the village, Wing Hall Farm and Village Shop supplies a wonderful range of delicious home-made treats, meats and eats – as well as fruit, veg, dairy goods and beverages. The King’s Arms pub is very well supported both locally and with returning visitors to the area for fantastic food, drinks and a warm welcome!

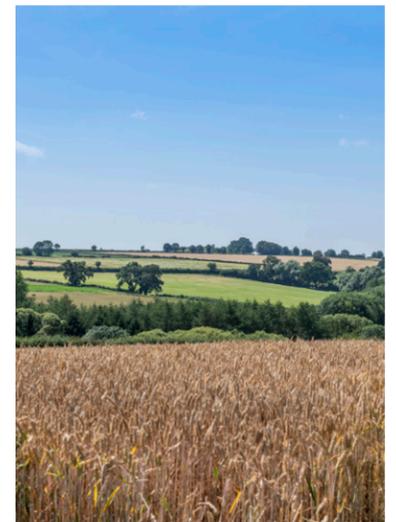
With so many beautiful walks, cycle routes, bridleways and footpaths all around from energetic hikes to gentle evening strolls, you’ll be able to work up your appetite to enjoy the fine gastronomical delights the pub, cafes and restaurants Rutland has to offer!

Local state primary and secondary schools are also to be found in Uppingham with alternative local independent schools including Uppingham School, Oakham School, Oundle School and Stamford Endowed Schools all offering co-education for a range of ages with boarding facilities.

## LOCAL TOWNS

THEIR APPROXIMATE DISTANCES AND TRAVEL TIMES

- Uppingham:** 3.8 miles, 7 minutes
- Oakham:** 5.3 miles, 10 minutes
- Stamford:** 11.3 miles, 19 minutes
- Peterborough Railway Station:** 21.3 miles, 29 minutes
- Leicester:** 22.4 minutes, 39 minutes





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Presented by

