



TWELVE MAIN STREET

PRESTON



How would you like to own a slice of local history, in the pretty village of Preston? Dating back to the early 1600s, this Grade II listed, ironstone home strikes an impressive pose as Dutch gable windows, raised like arched eyebrows beneath the Collyweston roof, oversee the comings and goings of this picture-postcard village.

Number Twelve was formerly known as 'The Wheel Inn' and, later, 'The Chaise', serving as one of two public houses in the village.



Two stone steps worn smooth by footsteps over time, lead to the front. Once inside, you are immediately welcomed into the sitting room. The unique, significant charm of the home immediately begins to reveal itself; oak floorboards underfoot are counterbalanced perfectly by the exposed ceiling timbers above. Cosy yet roomy and painted in eco-chic Little Greene Paint Company tones, this tranquil room draws in daylight from the front, and a lovely window seat beneath provides a passing view out. Warmed by a cast-iron radiator, you can also snuggle up in front of the log burner on those chilly winter evenings.





Open the door within the wood-panelled wall and step onto the hand-made terracotta quarry-tiled floor of the kitchen diner. The simplicity of the quintessentially English country kitchen is captivating. With space to add freestanding furniture, fitted cabinetry of midnight blue provides further storage, while a powder blue Rangemaster oven with gas hob is on hand for keen chefs. Hooks embedded in the treacle-toned beams are handy for displaying pots and pans. Windows drench the room with natural light and grant charming views out to three sides of the room, one of which stands above a period-feel Belfast sink.



Utterly unique in its design, a log-burning stove is set beneath a dominant inglenook, where there is a quaint window seat overlooking the front. Where better to warm up with an aperitif as you await the arrival of a lovingly prepared evening meal?

At the foot of the staircase an historic door opens to reveal steps descending to handy boot room storage immediately ahead, and beneath the stairs a good sized basement which is lit by a double-glazed oak window to the front aspect. This useful area is currently in use as a casual sitting room come playroom.

The grand staircase is a spectacular original feature; its breadth evocative of the full, petticoat dresses which would once have traversed these stairs. Admire the elegant turned oak spindles, pass a stone mullion window on the half-landing with original skirting board and continue to the first-floor.



SOAK AND SLEEP

Step beneath the original beam and follow the wood-panelled landing around to the family bathroom. Chrome bathroom accessories and taps complement the monochromatic floor tiles. A handmade laundry cupboard with removable shelves is handily located here with plumbing in place for your washing machine.

The first bedroom to discover is a comfortable double featuring softwood flooring and views through the stone mullioned leaded window over the neighbouring thatched and tiled rooftops of the village.

The smooth oak flooring of the landing continues to the generously proportioned principal bedroom. The stone mullion, leaded light window is flanked by walls decorated in 'Portland Stone' which curve up to the crisp white ceiling. A series of deep inset handmade wardrobes with oak turn-button catches meld seamlessly into the walls.



Returning downstairs to the hallway, take the glazed, oak door out to the sheltered, south-facing courtyard garden, with gated access to the side. Paved with York flagstones edged by shingle borders planted with a traditional rose and raised woven oak planters, where better for a summer barbecue when the sun is shining down? Dappled light shines through the woven oak fencing whilst maintaining privacy.

What the owner's love...
"It's a cosy cottage with a warm feeling. We particularly love the sunsets and original staircase. We've been very happy here."



THE FINER DETAILS

Grade II listed
 Collyweston slate roof
 EPC exempt
 Conservation area
 On street parking
 Rutland County Council, tax band D,
 £2088.97 (2020/21)
 Gas central heating
 Mains electricity, water and sewage
 Superfast Broadband with speeds of
 53.9 MBPS

Ground Floor: approx. 48.5 sq. metres
 (522.5 sq. feet)
 First Floor: approx. 50.4 sq. metres
 (542.3 sq. feet)
 Basement: approx. 20.5 sq. metres
 (221.0 sq. feet)
 Total area: approx. 119.5 sq. metres
 (1285.8 sq. feet)

ON YOUR DOORSTEP

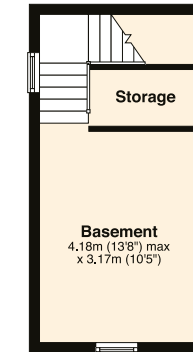
Explore the historic village of Preston, in Rutland. Dating back to the 14th century, many of the homes here are built of local ironstone which takes on a golden sheen in the light of the evening sun.

Pay a visit to the church of St Peter and St Paul, an historic building and the hub of a village which has so much to offer the whole family, with a lively village hall and playing field.

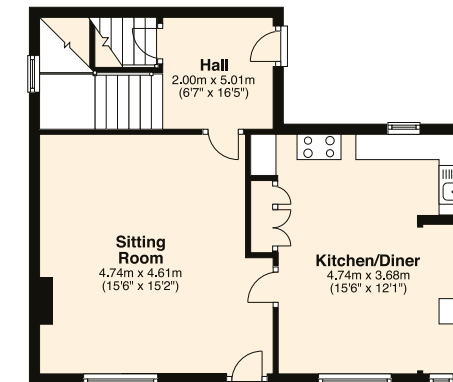
Footpaths surround the village for beautiful country walks with Rutland Water also close by. The historic market towns of Uppingham, Oakham and Stamford with all their amenities, schooling and transport links are also within close reach.

Number Twelve is a truly unique home with history, originality and flair.

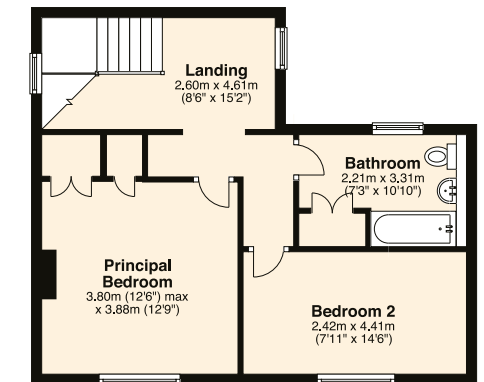
Basement



Ground Floor



First Floor



LOCAL INFORMATION

Uppingham: 1.7 miles, 4 minutes
Oakham: 6.7 miles, 10 minutes
Stamford: 10.8 miles, 17 minutes
Leicester: 20.3 miles, 32 minutes
Peterborough Railway Station:
 20.8 miles, 27 minutes

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