



# LAVENDER COTTAGE



*A home with history*



Nestled on a quiet country lane in the heart of the charming village of Ketton, Lavender Cottage is a characterful and tranquil home dating from the mid 1700s, with delightful church views. Originally three stone cottages, it now retains many of its handsome original features.



## *A welcoming heart*

Stepping over the threshold of Lavender Cottage into the generous sitting room, its calm warmth beckons. Stained-glass panels denote a doorway from times past. A wood-burning stove with wooden mantel detail warms the room and creates a welcoming and cosy focal point. The main window, with its deep windowsill, affords a leafy view onto the lane.

A spacious cellar - hinting to this part of the home's early days as an inn - can be accessed from the sitting room, providing handy storage space.



# Comfortable living

Step into the tiled inner hallway, where a door leads into a laundry room complete with Butler sink, plumbing for washer-dryer and ample storage.

Emerge into the heart of the home across the hallway – a light, open-plan kitchen-dining room overlooking the garden. Bespoke, country-style cabinetry in neutral tones is naturally lit from above by a sizeable rooflight. There is ample space for family gatherings and evening entertaining in the dining area.



A stable door partitions the kitchen-dining room from the bright and welcoming conservatory. Natural light flows in through the triple aspect windows overlooking the picturesque cottage garden and St Mary's Church beyond. French doors provide a seamless transition from indoors to out. Spend hazy summer days drifting between conservatory and garden.



# Wake up to birdsong

Returning to the inner hall, continue along to a luxurious double bedroom, flooded with light courtesy of a substantial rooflight and French doors leading directly onto the garden. As the night draws in, settle down to sleep with a view of the divinely lit church spire.

To the front of the home, discover the stylish bathroom where you can soak away your cares in the bathtub.



Completing the lower floor of Lavender Cottage, step through from the hallway to a versatile room that makes wonderful use of the spacious alcove under the stairs. Currently serving as a light and airy study, it would also make a fantastic formal dining room.



# Soak and sleep

From the study, ascend the staircase to discover two further double bedrooms. The first is a calming bedroom, with enchanting views of the church.



The principal suite awaits - a restful retreat, basking in bucolic views out over the sunny garden and church beyond. A vaulted ceiling and exposed beams add character and charm. The spacious en suite bathroom, complete with freestanding, roll top bath offers a secluded and peaceful space for bathing bliss.

# *A peaceful paradise*

## *What the owners love*

*'We love it when we see the church spire illuminated in the night sky. We're so lucky to be in the heart of this fabulous village community.'*



Soak up the serenity of the peaceful setting in the quintessentially English country garden. The terraced area, accessed by French doors from the ground floor bedroom, dining area and a door from the conservatory, allows summer parties to spill outside to enjoy those long dreamy evenings, or a spot to host a barbecue.

Take a turn around the pretty, walled garden bordered by mature planting and trees. Twice featured in the village open garden scheme, the cottage's garden is a delightful oasis. One final treasure to discover is the garden studio which would also make a peaceful and comfortable home office.

A wooden gate to the side of the garden provides direct access to the front of the home.



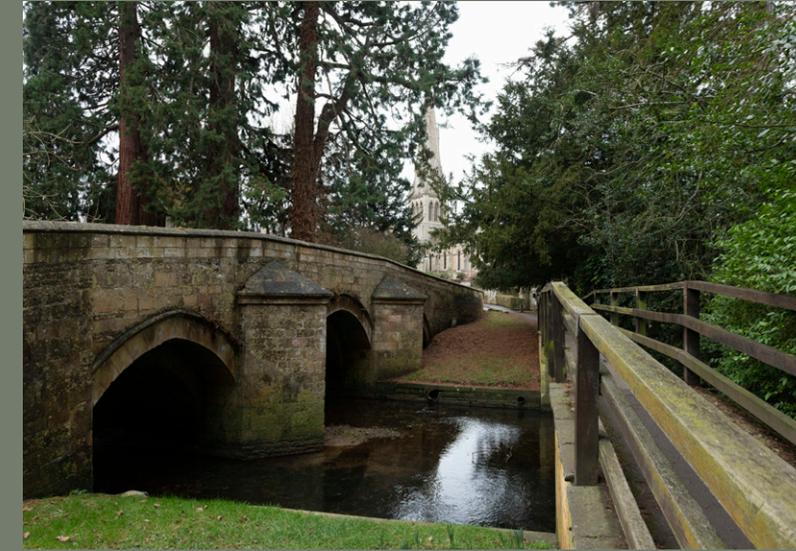
## THE FINER DETAILS

Flying freehold  
 Constructed mid 1700s  
 Extended by current owners  
 Not listed  
 Conservation area  
 Gas central heating  
 Mains electricity, water and sewage  
 Rutland County Council, tax band C  
 EPC rating E  
 Heated garden studio  
 Planning permission for single storey extension to the rear (Rutland County Council, ref #2022/0353/FUL)

Ground Floor: approx. 100.4 sq. metres (1080.6 sq. feet)  
 First Floor: approx. 43.2 sq. metres (465.3 sq. feet)  
 Cellar: approx. 14.2 sq. metres (152.7 sq. feet)  
 Total area: approx. 157.8 sq. metres (1698.6 sq. feet)  
 Outbuildings: approx. 13.2 sq. metres (142.4 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		62 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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## Near and far

Explore the delights of Ketton; where country village vibes mingle with market town vibrancy. Take a stroll about this much sought-after community, with delightful countryside walks on the doorstep, taking in fields, river and ancient farmland.

Families are perfectly placed with a playschool, forest school and primary school in the village, and Casterton College nearby. With independent schooling in mind, there are many excellent establishments to choose from including Copthill School, the Stamford Endowed Schools and Oakham, Uppingham and Oundle Schools all within easy reach.

A well-equipped village, amenities include a large playground, public library, village shop, Post Office, cricket club, community centre, two churches, and an award winning pub, The Railway Inn, awarded 'Pub of the Year' two years in a row by CAMRA Rutland.

Enjoy fresh air and exercise at nearby Rutland Water, serving up walks, fishing, cycling and watersports.

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, many of which can be easily accessed by the A1.

## Local Distances

Stamford 3.4 miles (8 minutes)  
 Uppingham 8.8 miles (14 minutes)  
 Oakham 9.6 miles (17 minutes)  
 Peterborough Railway Station  
 17 miles (24 minutes)



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