



1 JUBILEE CLOSE

— EDITH WESTON —



A haven for entertaining, fall in love with No. 1, Jubilee Close, a remarkable stone, barn-style home with versatility and character, nestled within easy reach of Rutland Water in the peaceful, conservation area village of Edith Weston.

PEACEFUL SETTING

Originally part of Tyler's Farm, No. 1 is one of an exclusive collection of converted stone barns nestled along Jubilee Close.

Newly fitted, secure electric wooden gates open to reveal a gravel driveway, where there is sheltered parking beneath the oak framed car port. A gate opens to a pergola covered, Indian stone paved path guiding you to the oak front door.

Reclaimed wooden beams and oak flooring add warmth to the exposed brick, whitewash walls in the large entrance hallway; perfect for greeting guests. Well-proportioned and bright, light flows in through a rooflight window, with a cloakroom tucked away to the left, fully tiled, and fitted with wash basin and lavatory.

A sociably designed home with great flow, a wing of bedrooms is tucked privately away from the main entertaining areas, beyond the cloak cupboard, to the right.

But first, discover the heart of the home along an inner hallway embellished by reclaimed beams.



A HAVEN FOR ENTERTAINING

Retaining so much character, original stabling and a large internal window have been preserved as you step into the kitchen, echoing the barn's heritage. A home reimagined by the current owners, outer windows and doors have recently been replaced, with the addition of a Rangemaster oven and limestone flooring.

A sociable hub, this spacious kitchen offers plentiful storage in the neutral-toned, wooden Shaker-style cupboards and drawers, with black granite worktops. An electric Rangemaster cooker is inset within a handsome inglenook surround, whilst a robust rustic beam spans the ceiling adding character. Appliances include an integrated fridge, dishwasher, and double Belfast sink, with a large central island.



Further storage is available in the laundry room with space for an American-style fridge-freezer and plumbing for washer and dryer.

A vaulted ceiling rises in the dining area of the kitchen, awash with light from glazed doors opening to the garden – ideal for indoor-outdoor summer living.

Follow the flow through to the large sitting room, where beams accompany the large stone inglenook with wood-burning stove for an infusion of character and warmth. Supremely spacious, this welcoming and light room is perfect for entertaining.

PRACTICAL LUXURY

Reconnecting with the inner hallway, pass the original stable window looking into the kitchen to arrive at the bedroom wing. Reclaimed doors feature throughout this section of the home, a pleasant nod to its rural past.

The first bedroom to discover is a large, light double with exposed beams, oak flooring and a built-in wardrobe, whilst next, the guest suite follows the same theme; spacious and bright with double wardrobes and its own en suite shower room.

Rejuvenate in the large bathroom, with bathtub, separate shower, wash basin and lavatory – drenched in light from the rooflight window above.



A SECLUDED SANCTUARY

Ahead leads to the principal suite, a spacious room, filled with natural daylight thanks to the run of windows and glazed door tempting you onwards and into the garden. A walk-in wardrobe, and an en suite bathroom completes this restful sanctuary.

Leading on, discover the peaceful study, which could easily be a snug lounge – potentially with kitchenette – should you wish to annexe this end of the home.



GARDEN OASIS

Outside, the enclosed, south-westerly landscaped garden is a peaceful suntrap. Lush lawn is edged in Indian stone paving and patios, perfect for aperitifs in the sunshine and illuminated by outside lighting after dusk. Borders are planted with low maintenance shrubs, including a Bramley apple tree, with a handy outbuilding used as a workshop and for storage.

What the owners love:
“Our home is fabulous for entertaining and has great flexibility of use. We have enjoyed village life and the support it offers.”



THE FINER DETAILS

Freehold
 Link Detached
 Constructed 2003
 Gas central heating
 Mains water, electricity
 and sewage
 Solar panels
 Rutland County Council,
 tax band F
 EPC rating B
 Conservation area



Ground Floor: approx. 243.4 sq. metres (2619.4 sq. feet)
 Total area: approx. 243.4 sq. metres (2619.4 sq. feet)

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NEAR & FAR

Nestled to the south of Rutland Water, the quaint village of Edith Weston has a rich past, with the remnants of a medieval cross still visible on the triangular green in the heart of the village. With its friendly feel, playground and village primary school, Edith Weston is the perfect setting for families.

Home to a popular local pub, The Wheatsheaf, serving fine, locally sourced fayre and award-winning ales, Edith Weston has a thriving community feel, with its own village hall and an excellent and welcoming village shop featuring a café and handy Post Office.

A jewel in Rutland's crown, Edith Weston is in a prime position on the south shore of Rutland Water, bringing into easy reach walks along the shore to the iconic

Normanton Church and the Lyndon nature reserve – ideal for birdwatching, and the Rutland Sailing Club. Cycling and walking routes are in abundance, with Rutland Water Golf Club close by and the garden centre with Wellies café - perfect for coffee, delicious homemade cakes, and light lunches.

Families are well served by several state and independent schools in the area, including Edith Weston Academy and Uppingham C of E Primary School alongside the independent Oakham, Uppingham and Brooke Priory Schools.

Public transport includes village bus services to Uppingham and Stamford. Stamford Railway Station offers a one-stop link to Peterborough, which connect to

London stations in under an hour – ideal for commuters and day-trippers alike. Travelling to Leicester is easy thanks to the direct service from Oakham Railway Station taking less than half an hour.

LOCAL DISTANCES

- Oakham** 6.4 miles (11 minutes)
- Uppingham** 6.6 miles (13 minutes)
- Stamford** 7.2 miles (14 minutes)
- Corby** 17 miles (25 minutes)
- Peterborough** 19 miles (29 minutes)
- Leicester** 25 miles (44 minutes)



1 Jubilee Close, Edith Weston, Rutland LE15 8HL



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

