



CHURCH VIEW

TICKENCOTE



Seek sanctuary in the serene Rutland hamlet of Tickencote, where quaint country cottage charm awaits at Church View, a stone-built haven in the heart of this conservation area village.

COUNTRY COTTAGE CHARM

Dating back to the 1800s, discover Church View on the leafy Church Lane as you enter the village, idyllically situated across from St Peter's Church.

A well-stocked, traditional cottage garden greets you as you arrive at the front of the home. Through a picket gate, a paved path leads past the herbaceous borders and neatly manicured lawn, bringing you to the portico covered front door. Plenty of parking is also available along the long driveway to the side of the home.

Sheltered and sunny, the intricate stonework of the covered entrance indicates the Victorian heritage of the home. Step inside to the spacious and bright entrance hallway.

Light flows in through a window on the turn of the stripped pine staircase to the right, whilst an archway ahead directs the eye through to the spacious kitchen beyond.





RELAX AND UNWIND

A wooden door opens to the large sitting room on the left, where a feature stone fireplace, fitted with wood-burning stove emanates warmth and welcome. Detailed panelling to the lower wall and a fitted bookcase add country cottage charm, while a large bay window frames picture postcard views out to the cottage garden and church to the front.

Return to the tiled flooring of the entrance hallway, which flows through to the country-style kitchen beyond the archway. Sage shades combine with crisp white metro tiling in this culinary hub, where storage is in abundance. Enhanced by an array of integrated appliances, including double oven, dishwasher and hob, light flows in from a wealth of windows overlooking the orangery and rear terrace.

LIGHT-FILLED LIVING

A recent addition to the home, the impressive orangery with exposed limestone wall blurs the boundaries between indoor and outdoor living, awash with light from three sides and above. Currently serving as a sumptuous dining room, this is a versatile and peaceful place.

Stairs from the entrance hallway ascend to the first floor, where a traditional window captures idyllic views out over the garden and church beyond.



BEDTIME BECKONS

Relax and unwind in the family bathroom, where sandy tones intersperse with the crisp white tiling.

Church View has three bedrooms, the first of which is a cosy and comforting single bedroom overlooking the rear of the home and featuring handy fitted storage. Ideal as a children's nursery, this room could also serve as a study.

Next discover a peaceful and private double bedroom, with high ceiling and an elegant window to the rear, drawing in light.

Retreat to the large principal bedroom, sitting beneath a high ceiling which edges into the roofline. Dressed in gentle natural hues, ecclesiastical views abound once more through the large window to the front.

THE BARN AND POTTING SHED

Once a barn, and now a converted, homely one-bedroom annexe, the barn is accessed via a duck egg blue front door which leads to a ground floor sitting room and shower room with galleried double bedroom above, ideal for visiting family and friends or as a home office. Next to here, the quaint yet spacious potting shed is handy for storing bikes, tools and gardening paraphernalia.



AL FRESCO DINING

With its sunny cottage garden and lawn to the front, to the side of Church View a paved patio offers space for al fresco dining, surrounded by gravel which extends out to the driveway at the side.



What the owners love...

“We love the quiet village life, the community of the village plus the surrounding area and all it has to offer.”

THE FINER DETAILS

Freehold
Semi-detached
Constructed c.1860
Conservation area
Modern electric heating
Mains electricity, water and sewage
Rutland County Council, tax band C
EPC rating F

Ground Floor: approx. 50.2 sq. metres (540.8 sq. feet)

First Floor: approx. 38.7 sq. metres (416.7 sq. feet)

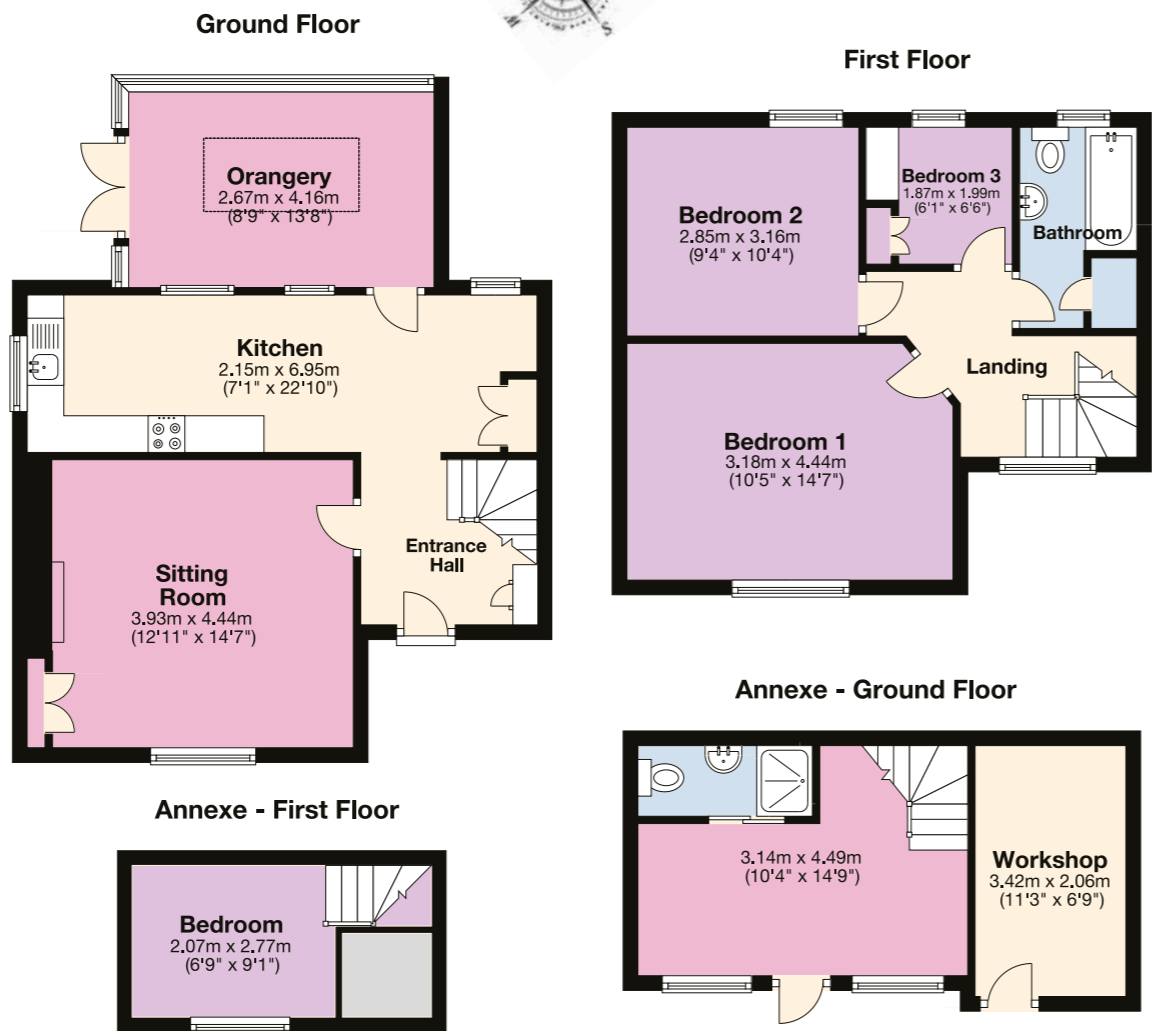
Annexe - Ground Floor: approx. 21.5 sq. metres (230.9 sq. feet)

Annexe - First Floor: approx. 8.4 sq. metres (90.8 sq. feet)

Total area: approx. 118.8 sq. metres (1279.2 sq. feet)



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NEAR AND FAR

Nestled across from the picturesque Church of Saint Peter, originally built in the mid 12th century and rebuilt latterly on the original foundations in 1791, a visit to this architecturally alluring church with its chancel arch and sexpartite vaulted chancel is a must.

Pull on your boots and discover the many country walks on your doorstep, including footpaths that lead past Tickencote Hall, and on into Empingham, roughly three miles away across the fields. The Georgian market town of Stamford and the nature-filled delights of Rutland Water are also on your doorstep. Enjoy a visit to Burghley House Gardens, nestled on the outskirts of Stamford, and admire the sculpture garden and witness the annual Burghley Horse Trials.

Enjoy a night at the theatre in Stamford, or head to Rutland Open Air Theatre on a balmy summer's evening, only eight minutes' drive away in nearby Tolethorpe Hall.

Stamford Garden Centre with its food hall and Bistro Café is just a short drive away. Take a stroll into Great Casterton to visit The Crown, serving food and a selection of real ales.

With schooling in mind, choose from a range of well-regarded schools and renowned independent schools in the vicinity, including Great Casterton C of E School, Casterton College and Stamford Endowed Schools.

Commute with ease, via the nearby A1 and its links to the north and south or catch a connection from Stamford Railway Station to London via Peterborough.

LOCAL DISTANCES

Stamford 3 miles (10 minutes)
Oakham 9 miles (16 minutes)
Peterborough Railway Station 17 miles (26 minutes)
Grantham 19 miles (26 minutes)



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