



THE STONE HOUSE

WING



In the peaceful conservation village of Wing, discover an 1850s Gentleman's Residence, respectfully redefined for a modern era. Welcome to The Stone House, a five bedroom home wrapped up in a 13 acre plot, with breathtaking countryside views.

CLASSIC LIVING FOR A CONTEMPORARY AGE

Wraparound landscaped lawns and lush herbaceous borders envelop the home in fragrance and colour, as you make your way to the porch entrance, where the elegant traditional tiling flows underfoot through into the entrance hallway beyond.

Broad, bright and dressed in chic, muted shades, an archway draws the eye ahead, preceding doors to the right and left.





RESPLENDENT RECEPTIONS

Abundantly sized, the drawing room is bright and bountiful. Light flourishes in from stone mullion and bronze casement windows to the side and front and an open fire crackles invitingly from within the elegant stone surround.

Across the hallway, the equally sized library is dressed in rich blue shades, where a handsome fireplace accommodates a log-burning stove. Fitted bookcases with shelving are illuminated by natural light flowing in through both windows.



MODERN COUNTRY CHIC

Large traditional doors and high, stylish skirtings set the scene of high spec grandeur throughout the home, making your way through into the rear of the entrance hallway, passing a cloakroom with wash basin and lavatory.

Feast your eyes on the impactful kitchen. Shaker-style cabinetry offers ample storage, and an electric Aga emanates a comforting warmth, complemented by an additional electric oven for the summer months. Further storage can be found in the large central

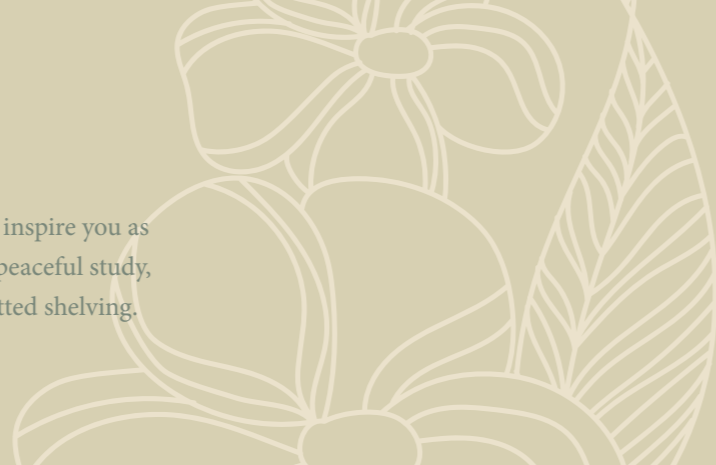
island as well as additional storage in the enviable pantry. Light and open, beyond, the kitchen flows on to reveal the dining area bathed in light from windows to three sides. French doors open to the patio for al fresco dining with a view in summer, whilst the log-burning stove offers cosy comfort in winter months.

To keep your kitchen chore and clutter free, there is also a large laundry, separate boot room, and a useful cellar.



Time now to discover the tranquil family room that offers plenty of space to entertain and relax with a beautiful bay window and French doors that tempt you out onto the south-facing garden.

Charming garden views will inspire you as you work from home in the peaceful study, with ample storage in the fitted shelving.





AND SO TO BED

The handsome staircase ascends to the first-floor landing, flourished with light on the turn.

Saturated in light, the principal bedroom suite is a spacious sanctuary, with fully furnished dressing area, enticing window seat, high ceiling and far-reaching views over the garden and countryside. Refresh and revive in the most sublimely-sized decadent bathroom.





Across the landing four more beautiful bedrooms await, where impeccable décor, fitted furniture, and comfort greet your guests. Two further bathrooms serve these soporific bedrooms, elegantly finished.

Broad windows frame magnificent views across the rolling Rutland countryside.

The Stone House epitomises classic living for the contemporary age.





ELEVATED VIEWS

Outside, landscaped gardens, woodland and adjoining paddocks envelop the home in greenery, alongside a shed, double garage, stables and two barns, the first of which has been converted and dry lined, ideal for use as a gym, home office or games room.

Formerly a grass tennis court, lush lawn stretches back from The Stone House. Glorious, fruitful gardens accommodate an array of trees including apricot, fig and pear, with mature trees including Wellingtonia, weeping ash, walnut and rowan.

The woodland is alive with spring bulbs, filled with snowdrops, bluebells and cowslip. Elevated views capture the majesty of the surrounding countryside.

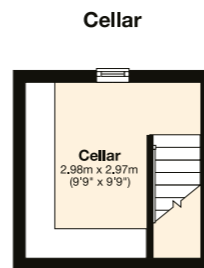
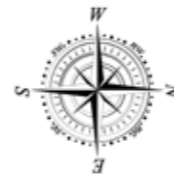
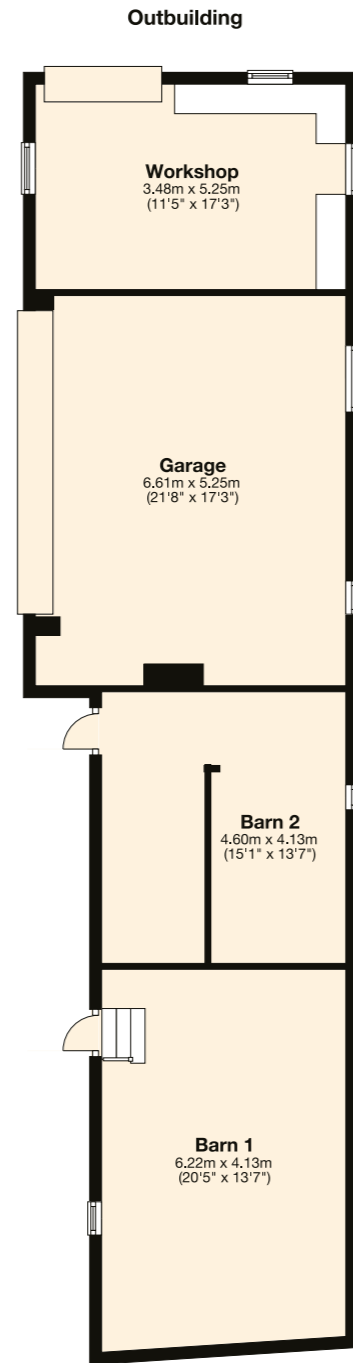
The Stone House is blessed with over eleven acres of paddock land stretching down to the River Chater. Currently laid fallow, consider the potential to keep horses or simply enjoy the picturesque rural backdrop afforded to you from the home and garden.



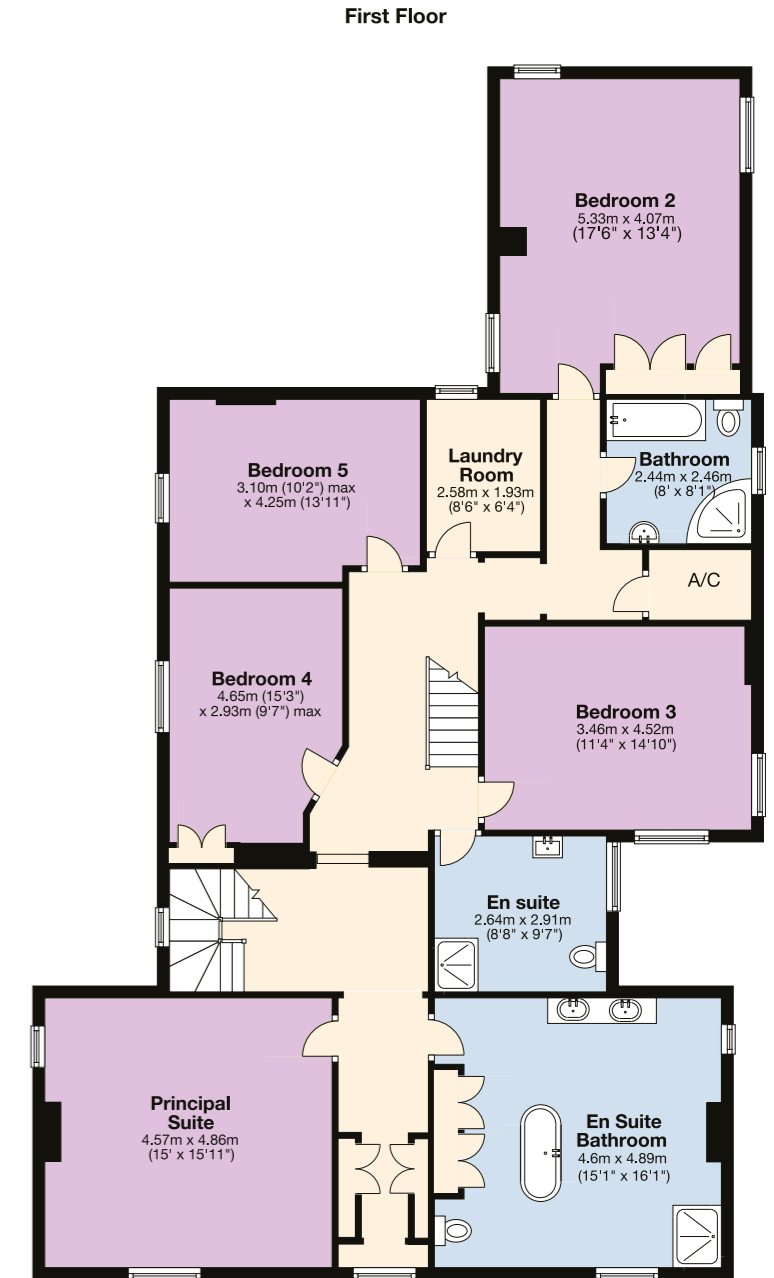
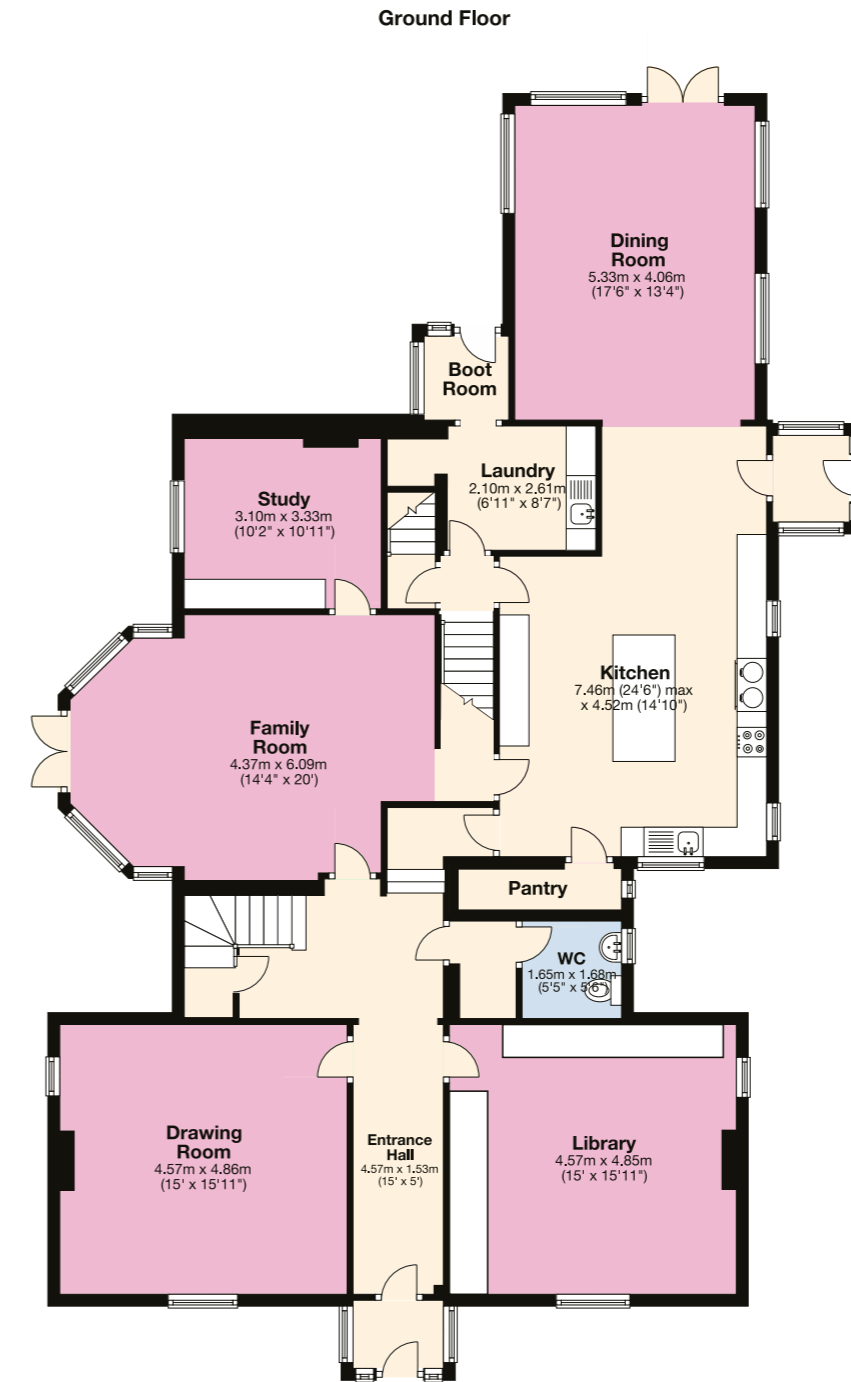
FINER DETAILS

- Freehold
- Detached
- Dates back to 1850s
- Not listed
- Conservation area
- Oil central heating - underground tank
- Mains electricity, water and sewage
- Solar panels
- Pressurised water system
- Main home and garden approx. 1.76 acres
- Paddock land approx. 11.42 acres
- Total acreage approx. 13.18 acres
- Rutland County Council, tax band H
- EPC rating D

Main House: approx. 385 sq. metres (4144 sq. feet)
 Outbuildings: approx. 99.6 sq. metres (1071.6 sq. feet)



NOT IN ACTUAL POSITION



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NEAR AND FAR

Nestled in the Rutland village of Wing, experience all the charm and serenity of rural living, yet just a few minutes from the charming market towns of Uppingham and Oakham. Home to a local church and village hall, Wing has a celebrated community feel, and also features a traditional pub, The King's Arms. You can also call into Wing Hall and enjoy coffee and cake in the café. Wing Hall also has a friendly farm shop.

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 gastronomic delights the pub, cafes and restaurants Rutland has to offer! With Rutland Water on the doorstep, incredible country walks and scenery abound at your fingertips.

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 DISTANCES

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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