



OAK FARM COTTAGE  
NORMANTON



Discover timeless elegance and rural charm on the edges of Rutland Water, at Oak Farm Cottage - a stone-built home with converted stables annexe, where luxury living meets countryside tranquillity. The gated entrance opens to reveal glorious gardens and an expanse of nearly 3.5 acres, with the backdrop of glistening Rutland Water. This wonderful unique home offers an unparalleled lifestyle experience for those seeking seclusion and serenity, with bustling market town life on your doorstep.



## THE HEART OF THE HOME...

Designed with a family-friendly flow and stylishly decorated throughout, the home exudes warmth and character, with its stone façade and traditional architecture creating a sense of timeless appeal.

As you step inside, you're greeted by an inviting ambiance and a seamless flow of space, where modern comforts blend harmoniously with rustic charm. The heart of the home is the sociable kitchen diner extending into an impactful and inviting orangery. With cosy underfloor heating and bathed in natural daylight, this is where your family and friends will naturally gather.





The chic country-style of the cottage continues with more characterful reception rooms each with their own individual charm featuring exposed rustic beams, buttery coloured stonework, and deep-set windows. Moving through the reception hallway with cloakroom, you'll next discover an appealing family snug with garden views and culminating in the drawing room. Within, a cosy wood-burning stove invites you to stay a while longer, and in the summer months, cast open the door and enjoy the sunny and secluded, south-facing garden.



# BEDTIME BECKONS...

Complemented by the self-contained annexe, there are four bountiful bedrooms in the cottage, each boasting their own private en suite.



The principal bedroom has an array of fitted wardrobes and a gorgeous en suite bathroom with bath and large shower.



In addition to the double garage, there's a large store that could create a superb home gym and, with its own entrance to the side, discover the self-contained, en suite apartment with Rutland Water and countryside views.



## THE GOOD LIFE...

The private and secluded gardens are a picturesque retreat bathed in sunshine and framed by breath-taking rural views. Perfect for soaking up the sun or enjoying al fresco dining amidst the beauty of nature.

The detached old stables have been cleverly converted to offer an enchanting outdoor oasis creating a seamless extension of the living space. Ideal for entertaining or simply unwinding in style whatever the weather, there's a media room with sleek, fitted kitchen and cloakroom and a stylish terrace area to take the party outdoors.

Beyond the garden lies paddock land dotted with fruit trees, providing endless opportunities for equestrian pursuits, agricultural endeavours, or simply relishing in the vast expanse of open space. With sweeping vistas of the surrounding countryside and the majestic Rutland Water glistening in the distance, every moment spent in this idyllic setting is a reminder of the beauty and tranquility of rural life.

# THE FINER DETAILS

- Freehold
- Semi-detached
- Detached annexe
- Dates to 1800s
- Unlisted
- Plot approx. 3.43 acres
- Ground source heating
- Mains electricity and water
- Septic tank
- Rutland County Council, main home tax band E, annexe tax band A
- EPC rating – main home C, annexe D

Ground Floor: approx. 116.5 sq. metres (1253.5 sq. feet)  
 First Floor: approx. 95.8 sq. metres (1031.7 sq. feet)  
 Total area: approx. 336.9 sq. metres (3626.9 sq. feet)  
 Annexe Ground Floor: approx. 82.8 sq. metres (891.0 sq. feet)  
 Annexe First Floor: approx. 41.9 sq. metres (450.7 sq. feet)



# TOWN AND COUNTRY

Conveniently located just a short distance from the historic, bustling market towns of Stamford, Oakham and Uppingham yet secluded enough to offer a sense of peace and privacy, Oak Farm Cottage truly offers the best of both worlds. Whether you're seeking a weekend retreat, a domestic dream for your family, or a countryside haven to call your own, this remarkable and unique home promises the good life.

Sitting on the edge of the jewel in Rutland's crown, Rutland Water, Normanton brings 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, while cycling and walking routes are in abundance.

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 Stamford Endowed Schools.

Nearby, Stamford Railway Station offers a one-stop link to Peterborough, which connects 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.

Seize your chance to experience the epitome of Rutland countryside living. Schedule your private tour today and embark on a journey of country living with rural charm.

## LOCAL DISTANCES

- Oakham 7 miles (12 minutes)
- Stamford 6.5 miles (12 minutes)
- Uppingham 7.2 miles (13 minutes)
- Peterborough Railway Station 20 miles (30 minutes)
- Leicester 26 miles (45 minutes)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.





Oak Farm Cottage, Wytchley Road, Normanton, Rutland LE15 8RP



To view please call the team on  
01572 497 070 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)

