



# COPPICE HOUSE

GLASTON



Tucked away along a sleepy country lane, the stately form of Coppice House rises like a watercolour illustration from a storybook. Golden stone, steep gables and sash windows lend a sense of timelessness to this Grade II listed treasure, its fairytale feel enhanced by the formal topiary, a neat trio of yew pyramids standing sentinel at the front.

Beyond the gate, a flourish of cherry blossom crowns the entrance to the garden and garage, setting the tone for a home as picturesque as its setting.

Lending a sense of arrival, classical stone architrave outlines the oak front door, with its ornate wrought iron hinges.





## WINE AND DINE

A space to entertain and engage in fine fayre, the sumptuously sized drawing-dining room draws light from the front and rear, with shuttered stone mullion windows offering enchanting views out over the gardens to both sides. Treacle toned beams add authenticity overhead within the whitewashed ceiling, whilst raspberry red walls infuse character and warmth, aided by the stone fireplace, within which an open fire crackles merrily. French doors invite al fresco dining in the garden in summer time.

The morning room, dressed in soft shades of cream, offers an alternate ambience; its muted tones conveying a calm and quiet mood. Beams span the ceiling above, whilst a small log-burning stove conveys warmth and welcome. A home filled with quirks, cubby holes and quaint corners, discover spots for storage (or hide and seek) throughout Coppice House.

*What we love...*  
Rooted in history,  
shaped for simple  
living, Coppice House  
is a place to slow  
down, stretch out,  
and simply be.



## RESTFUL SPACES

A second entrance provides everyday access from the front of the home, beyond which lies a library, offering peace and quiet for those working or studying from home. Brimming with fitted shelving for books, this room could also serve as a playroom or snug.



## SAVOUR THE MOMENT

Contemplate the finer things in life in the light and bright Neptune kitchen, where soft cream cabinetry sits beneath smooth black granite worktops, providing all the storage and preparation space you might need for daily life. Capturing the essence of country living in its double Belfast sink, black Aga cooker, pantry cupboard and exposed stonework, contemporary life is accommodated by the breakfast bar seating, and French doors, which open for seamless access out to the terrace.



## PRACTICAL PLACES

Alongside a cloakroom, there is also a laundry room downstairs, accessed off the kitchen and providing spacious storage with stable door access out to the garden.



## SWEET DREAMS

On the first floor, the principal bedroom is a calm and cohesive space, anchored by the period fireplace and with latched windows framing leafy views of the cherry blossom outside. An original wall cubby adds a touch of history, while the en suite shower room and adjoining dressing area – currently set up as a walk-through wardrobe – offer flexibility and flow.

The guest bedroom takes in views out across the garden and includes a neat en suite wet room.



## BATHROOM BLISS

Blending modern comfort with timeless design is the large family bathroom, where a rolltop, claw-foot bathtub is filled in plunging waterfall style by a wall mounted tap, whilst twin wash basins add everyday ease.



## RETREAT UPSTAIRS

Ascend to the top of the home to discover the next two bedrooms, where elevated views stretch over trees and open fields. A built-in wardrobe provides storage in the third bedroom, and a door leads through to the fourth double bedroom – a lovely link for guests, siblings, or anyone needing extra space to think or create.

## INSPIRATION OUTDOORS

Also providing potential for a studio space for aspiring artists or quiet thinkers, the detached, stone-built double garage sits at the end of the long, sweeping gravel drive, with a room above that invites imagination.

Where better to seek inspiration than from the glorious gardens of Coppice House? Here, neatly sculpted box borders lend a sense of order to the softness of the lawns, while blossom trees offer seasonal poetry overhead. Sunlight dapples the stone paths and tucked-away seating spots invite slow afternoons or morning coffee with birdsong.





Beyond the formal garden, a more natural rhythm takes hold. At the rear, wide open lawns curve gently around areas of long grass, where wildflowers are left to thrive and fruit trees stand in quiet companionship. Pause beneath the branches and take in the views of countryside and sky. A space that feels gently rewilded, it's a place to wander barefoot, plant vegetables, or simply sit and listen to nature's soothing soundtrack.



## THE FINER DETAILS

Freehold  
 Detached  
 17th century  
 Grade II listed  
 Plot approx. 0.4 acre  
 Gas central heating  
 Mains electricity, water  
 and sewage  
 Rutland County Council,  
 tax band G

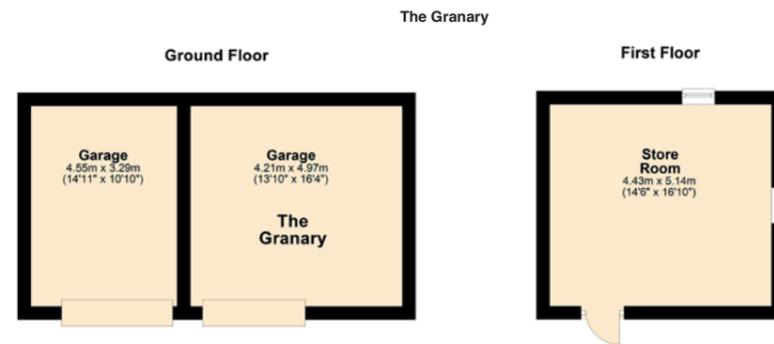


### Dimensions

Ground Floor: approx. 112.1 sq. metres (1,207 sq. feet)  
 First Floor: approx. 79 sq. metres (850.5 sq. feet)  
 Second Floor: approx. 40.1 sq. metres (431.2 sq. feet)  
 Total Main Home: approx. 231.2 sq. metres (2,488.7 sq. feet)

### The Granary

Ground Floor: approx. 38 sq. metres (409.4 sq. feet)  
 First Floor: approx. 22.8 sq. metres (245.1 sq. feet)  
 Total: approx. 60.8 sq. metres (654.5 sq. feet)



NOT IN ACTUAL POSITION



## ON YOUR DOORSTEP

Welcome to the rural retreat of Glaston, a friendly village embraced by the Rutland countryside. Pull on your boots and explore the tranquil village of Glaston, home to 17th century ironstone architecture, alongside 18th century homes and the picturesque St Andrew's Church.

Rural, but not remote, Glaston is conveniently situated for the A47, and is perfectly poised between Leicester and Peterborough, making it ideal for commuters who are yearning for a quiet, country haven to return home to after a busy day's work. Connections to London by rail are available at both Peterborough and Corby.

Families are well-placed, just a couple of miles from the three excellent local market towns of Uppingham, Oakham and Stamford, each with superb state and independent schooling options.

Explore the local woodland, perfect for walkers and those with an interest in wildlife and nearby Rutland has over 4,200 acres of open countryside to further explore. From cycling to fishing and watersports, whether exhilaration or relaxation is your aim, there is plenty to appeal to all ages and abilities.

## LOCAL DISTANCES

Uppingham 2.5 miles (6 minutes)  
 Oakham 6 miles (12 minutes)  
 Stamford 10 miles (18 minutes)  
 Peterborough 20 miles (31 minutes)  
 Leicester 21 miles (42 minutes)

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