Blow’s Cottage, in the picturesque village of Clipsham in Rutland, is a three-bedroom 17th Century extended stone cottage with potential for an annexe or to work from home. With views across to the privately-owned Clipsham Hall estate with its parkland of grazing lambs and deer, the cottage offers peaceful countryside living close to the market towns of Stamford and Oakham.
A WARM WELCOME

As you approach the home, a 5-bar gate opens into a courtyard drive where you will find parking for numerous cars and where a quintessentially English country garden beckons. The house wraps around three sides of the courtyard, with the front door to the left and a middle door that opens into a second hallway, which could be easily used as a separate entrance into a possible annexe.
REST, RECLINE AND UNWIND

For now, continue through the front door into the entrance hall, where you’ll find a useful cupboard to stow away your coats and shoes. A door to the left reveals the bright and inviting sitting room. Three lovely beams and a wood-burning stove with fireplace surround add depth and character to this brilliant family space. Where better to retreat with your loved ones come evening or alone with a book and a warming brew? The south-facing window to the front pairs with the long, deep-set window overlooking the garden and the fantastic scenic backdrop beyond. There is also a handy under-stairs cupboard for storing board games or to tidy away toys and blankets.
A couple of steps lead to a stripped back door and into a contemporary kitchen. Notice the hint to the cottage’s origins in the form of a roughed beam by the door before taking in the great space you have to work with here. A comprehensive range of units and overhead cupboards will store all your kitchen gadgets and paraphernalia, and the inconspicuous under-counter fridge and freezer are a nice touch. An integrated oven and microwave, Belfast sink, and induction hob offer flexibility for the home cook and hold the promise of many family meals to come. Windows from the east and west aspects draw in more natural daylight into your workspace. Let your gaze soften to savour the relaxing views over the country and when you spot your visitors arriving, you can pop the kettle on before they even get out of the car!

A doorway from the kitchen leads into the second hallway and features a pretty deep-set window. To the left, you will find a highly convenient downstairs shower room with basin, loo and cupboards – perfect for freshening up after a long country ramble. Next, to keep your kitchen clear and clutter free, you will find a separate laundry room with cabinet and worktop. On rainy days, with the second entrance door just here side-stepping the need to walk through the kitchen, the muddy wellies and dirty paws make for quick entry!
BRINGING THE OUTSIDE IN…

From here, a stripped latch door takes you into the garden room, which is a light and airy space thanks to the side window and lovely French doors onto the fantastic terrace. On a hot summer’s day, throw open the doors and savour a continental breakfast or set up the BBQ. Warmed by a radiator in the cooler months, the garden room is an adaptable space to be enjoyed year-round. A little room behind currently contains cupboards and a fridge freezer. Due to the separate access and the layout of the laundry and garden room, along with this extra storage space, there’s potential to repurpose this section of the house into a bedroom with kitchenette, an Airbnb apartment, or a large home office suitable for receiving your visiting clients.

Returning through the kitchen, you’ll reach the tranquil dining room, lit by two windows it can comfortably accommodate a farmhouse table, with a nook for a sideboard by the door – ideal for those big family get-togethers. Perhaps display a vintage tea set or photography of the local beauty spots to highlight the country atmosphere. Built-in cupboards offer useful storage space, and early risers can relish breakfast before the family descends and the busy day starts.

SOAK AND SLEEP

From the dining room, stairs ascend to a landing with a window that overlooks the lane. Straight ahead lies the second bedroom – a beautifully bright double with side window and another granting a spectacular backdrop over your garden and the Clipsham country parkland beyond. Two fitted wardrobes offer clothes storage but could also be useful for towels and bedding if you choose to use this room for guests. Further along the landing, bedroom three’s pretty deep-set window with garden views is ripe for a small desk and books if you choose to use the room for work. Alternatively, it could become a study/home office or a cute nursery.

Time now to discover the master en suite. With two characterful double windows and charming high ceiling, it’s the perfect retreat at the end of the day. The en suite has a roll top, claw foot tub that promises long, luxurious evenings while your robe warms on the heated towel rail, but also comes with a handy shower attachment. Cupboards, loo and stylish round basin complete the suite.
AN ENGLISH COTTAGE GARDEN…

Stepping outside, the gorgeous garden can be accessed straight from the courtyard or via the garden room. Enclosed by low stone walls, and with a manicured lawn, bordered by a colourful array of scented flowers and squat shrubs, it’s a serene spot for mingling. Walk out on the terrace or change over Clipsham Hall estate, with its manicured lawns and broad-leaved trees, grazing spring lambs and rolling deer. Come nightfall, there’s nowhere better to watch the stars sparkle in the sky.

A fantastic terrace and BBQ area grant plenty of space for outdoor furniture, and will be the starting point for al fresco lunches and parties. A raised-stone and large garden shed, as well as scope for pot plants and herbs, will keep the green-thumbed happily occupied.
THE FINER DETAILS

Detached
Freehold
Rutland County Council, tax band F
Oil central heating
Double glazing
Main water, electric, water and sewage
EPC rating F

OUT AND ABOUT

The pretty village of Clipsham is conveniently nestled away within easy reach of the historic market towns of Oakham and Stamford. With an array of wonderful walks surrounding the village, you will never tire of the stunning scenery and views. The church of St Mary’s is prominently in the heart of the village which serves the local community. The Clipsham Yew Tree Avenue is a stones throw away where you can admire the topiary creations whilst enjoying the countryside. The avenue was originally the carriage drive to Clipsham Hall, housing a large stone villa, now a stunning place to walk, picnic, and take in the history of the property.

FURTHER AFIELD

For those looking to commute on a daily basis, you can expect train journeys from Peterborough to Kings Cross to take in the region of 45 mins, or catch the train from nearby Grantham with a rail journey of approx. 1.25 hours. The A1 offers quick access to the market towns of Stamford and Grantham, both of which offer a variety of shops, restaurants and essential amenities.
Blow’s Cottage, Main Street, Clipsham, Rutland LE15 7SH

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