



Tamarisk

KETTON

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6, Chapel Lane Ketton, PE9 3RF

A beautiful Grade II listed stone property tucked away in a truly idyllic setting of just over ¼ acre of partially walled grounds in the heart of one of Rutland's most sought-after villages and with uninterrupted views of the historic St. Mary's Church.

Formally three cottages, with existing documents dating back to 1765, and now offering versatile accommodation which has been lovingly maintained and very much updated throughout. This delightful home is arranged over two floors and has the potential of annexe accommodation. Comprising of four bedrooms, five reception rooms and a wealth of period features such as exposed timbers, stone walls and pretty window seats. In addition, there is ample private parking and a garden room.





Step Inside

Step through the French doors directly into a light-filled orangery, currently used as a dining room which flows seamlessly into the kitchen. Creating the perfect space for both everyday family meals and entertaining. With ample room for additional seating and with views of the garden and the church beyond it's a truly special spot, whatever the season.

The kitchen is well-appointed with both granite and solid wood work surfaces, a Smeg range cooker with induction hob, integrated dishwasher and tiled flooring underfoot.

Directly to the left is the sitting room offering a peaceful spot to unwind, with lovely views across the garden. Full-height cabinetry provides storage, balancing form and function in this lovely room. Now housing a media wall unit to suit the rooms needs but, previously used as dining room.





Following on is the wonderful living room, with two pretty window seats, ideal to take in those fabulous views or for cosy evenings there is an inglenook fireplace, with wood-burning stove, providing a lovely focal point to the room. Discreetly set into the oak flooring there is access to the cellar, ideal for your storage needs. Stairs lead to the main landing.

Next is the home office, enjoying direct access to the garden, perfect for working from home in a tranquil setting. A second staircase leads off to the first floor. Adjacent to the home office is a well-appointed shower room, with loo and washbasin.

Moving back into the kitchen we come to the utility room, with exposed stone wall and with floor to ceiling cabinetry, providing ideal storage for your white goods. With a Belfast sink and door leading directly into the garden, making it the perfect spot for muddy paws, laundry or potting your own cut flowers.

Leading directly off the utility room is the snug, which could be perfect for an annexe — a warm and welcoming space centred around a feature fireplace with electric log burner. Fitted shelving and a floor-to-ceiling built-in cupboard provide both character and practical storage, making this a versatile room for reading or relaxing.







And so to bed....

Heading upstairs from the snug and its own staircase we come across a private bedroom, which is beautifully proportioned and benefits from twin Velux windows and built-in wardrobes. An ensuite shower room with vanity unit with inset sink and loo.

Coming back into the living room stairs rise to the main landing which gives access to three further bedrooms along with a luxurious ensuite bathroom.

The serene principal bedroom is a truly restful space, with both windows overlooking the front and skylight windows, an elegant light-filled space. In-built wardrobes provide excellent storage, while the luxurious en-suite bathroom includes a freestanding bath, a walk in shower, a vanity unit with twin hand basins with storage beneath and a marble top, and loo, all of which is complemented by attractive wall and floor tiling.



Next door is the 4th bedroom, which would also make either an ideal nursery or further home office. With a door leading directly into the 3rd bedroom or where privacy is wanted this lovely dual aspect double bedroom has direct access from its own staircase.

Step Outside

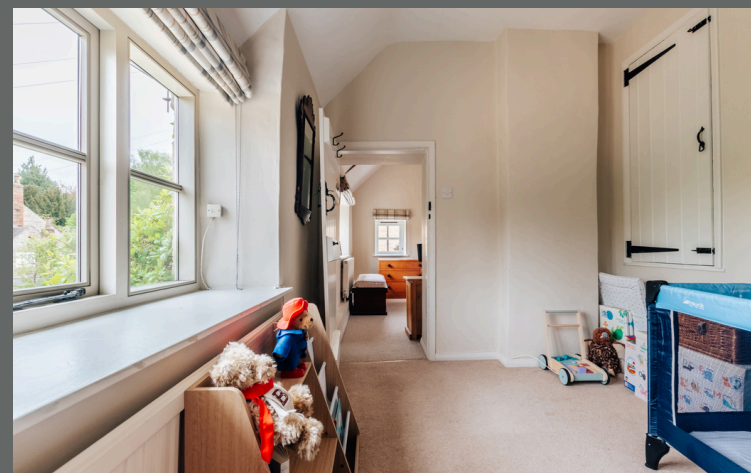
Set in grounds of just over ¼ acre, the gardens are well established and offer a great sense of privacy.

To the front, a large shingle driveway provides ample parking, secured by electrically operated gates that offer both convenience and privacy. Beside the orangery is the stone terrace, that provides ample room for your garden furniture, a wonderful setting for alfresco dining and evening entertainment.

Two ponds sit neatly within the grounds, the first one being adjacent to the house and between where mature borders lie. A view that changes beautifully with the ever changing seasons and in the summer months brings out the delightful hollyhocks.

An additional piece of garden was bought from the Church in the 1970's and in situ is the stone-built summer house, originally used as a donkey shelter by the church and now adding character and flexibility. A further outbuilding provides additional storage and has the potential as a useful workspace.

Leading from the front to the first lawn area, where a stone wall adjacent to the church borders mature beds and a variety of trees and onto to the wildflower garden, that brings seasonal colour and with the second pond, aiding the attraction of local wildlife.



The wonderful gardens finish at a stone wall with far reaching views over Hall Close Play Area and down to the River Chater. A truly sublime spot.

Local Amenities

The property is in the village of Ketton, close to historic Stamford and surrounded by beautiful Rutland countryside. The village has an outstanding-rated primary school, a local shop/Post Office, large playground, cricket club, community centre, three churches and two pubs. While Stamford has excellent amenities, including a range of high street and independent retailers and a selection of cafés, restaurants and pubs. Independent schooling in the area includes Stamford Junior School and Stamford Endowed Schools.

The village is 3.8 miles from Stamford town centre and three miles from the A1. Stamford's station provides services to Peterborough (connecting to London Kings Cross services in approximately 46 mins) and to Cambridge.



Ground floor approx 135.98 sq m / 1467.9 sq ft



Floorplan

Total Area Approx:

266.1 sq m / 2864.5 sq ft

Summer House: 15.2 sq m / 155 sq ft

Cellar : 9.7 sq m / 107 sq ft

Store : 6.62 sq m / 73.3sq ft

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

Finer Details

Local Authority: Rutland County Council

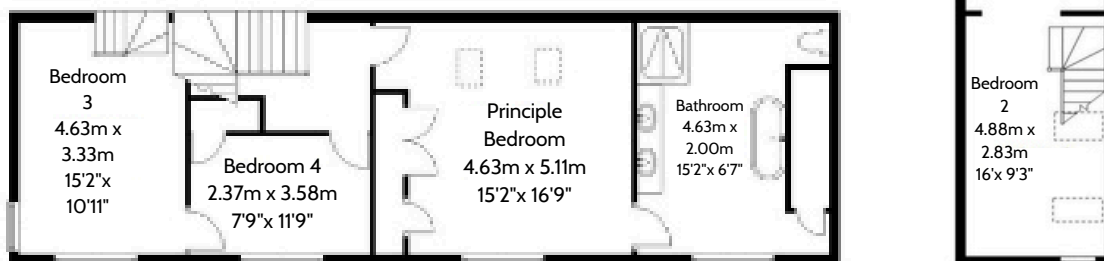
Council Tax Band: E

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: Exempt

First floor approx 98.7 sq m / 1061.9 sq ft



Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.





Digby & Finch

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