



Peacocks Cottage

TICKENCOTE

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Tickencote, Stamford, PE9 4AE

Welcome to Peacocks Cottage. A charming Grade II listed stone-built home, beautifully nestled behind stone walls and a deep lawn garden in the heart of one of Rutland's most desirable villages.

Dating back to the 1500's this truly unique home has seen many changes over the years and today we see a wonderful home offering flexibility whilst exuding character and warmth. Combined with a wealth of original features and generous well-considered living spaces this wonderful home is ideally suited to modern day life.

The beautifully presented accommodation is arranged over two floors with four/five bedrooms and four reception rooms, one being an open plan kitchen/dining/snug that leads out onto the private enclosed garden.





Step Inside

The ground floor opens into a welcoming entrance hall, with windows to either side of the front door and along one side, making it a light and bright space. With a stone wall to the other side and stone flooring underfoot, you get an instant flavour of what is to come.

To the right, leading into the oldest part of the house is an expansive sitting room. A pretty window seat and stone mullion windows make for ideal spots to take in the idyllic views of St. Peter's Church and the beautiful surroundings. Whilst exposed beams and stone walls provide stunning backdrops to a beautiful inglenook fireplace that forms the centre stage and being the perfect spot for cosy nights in. French doors open directly onto a sunken terrace, enhancing the sense of connection to the outdoors and providing the perfect setting for relaxed evenings.



A staircase rises from the sitting room to the principal bedroom, a beautifully proportioned room, offering a totally serene space with a stone mullioned window with fabulous views overlooking St. Peter's Church and an original stone fireplace. An in-built wardrobe provides excellent storage whilst the ensuite bathroom is a couple of steps away. Fitted with a luxurious oval shaped bath, pedestal wash hand basin and loo.

Back in the entrance hall, there is a useful downstairs shower room fitted with wash hand basin, and loo. Along with ample understairs space, ideal for hiding everyday coats and boots.

A second staircase rises from this area to the second bedroom, complete with in-built cupboards and a lovely outlook across the front garden. Further useful storage and an airing cupboard is accessed from the landing.

Returning through the hallway, a home office sits to the right, featuring a beautiful stone wall, wood panelling and a garden-facing window, offering a quiet and comfortable space for working from home.









At the heart of the property is the spacious open plan kitchen/dining/snug—designed for both everyday informal family living and entertaining. Featuring a range of solid oak cabinetry, with granite work surfaces allowing plenty of prep space. The kitchen is well equipped with an integrated dishwasher, fridge, oven with induction hob, and a classic AGA housed in a fireplace brick surround. Complimented by brick flooring that enhances the charm yet giving added practicality for busy family life.

The kitchen naturally flows into the dining area, to one side a stable door having access onto the private terrace and to the garden beyond. The other being open to the snug, a light bright space with windows on three sides that take in those wonderful views over the front garden and beyond.

From here, steps leads to a versatile loft room, which could serve as an additional bedroom, study, or hobby space. With a solid wood floor and twin Velux windows, it's a bright and flexible area within the home.



A formal dining room sits just off the kitchen, offering an elegant space for entertaining, with French doors opening directly onto the garden—ideal for seamless indoor-outdoor dining in warmer months.

A door to the front of the property provides a convenient secondary entrance, while a utility room and a well-appointed ground floor shower room add valuable practicality to this part of the home.

Rising from a third staircase you will find two further bedrooms, one of which is a double with in-built wardrobes. The other is currently used as a dressing room, with a range of in-built wardrobes and would also be ideal as a further home office, depending on your needs.

Step Outside

Outside, the home is approached via a block-paved driveway with parking for multiple vehicles. The deep front garden is beautifully maintained, with a generous lawn framed by established trees and mature shrubs, creating an inviting first impression.

To the rear, doors lead to a private garden featuring a lawn, raised planters, decking area and terrace—an ideal space for outdoor dining and entertaining. A summer house offers a further useful storage area or a place to relax with a good book.

This is a truly unique home offering flexibility and charm in a wonderful village setting. With traditional character at every turn and generously proportioned interiors, the property presents a rare opportunity to enjoy life in one of Rutland's most picturesque communities.



Local Amenities

Tickencote is a small, picturesque village in Rutland, England, nestled near the River Gwash and surrounded by scenic countryside. It's best known for St. Peter's Church, a 12th-century Grade I listed building and a stunning example of Norman architecture, open to visitors year-round.

The village also offers countryside walks, cycling routes, and local pubs and shops, including a farm shop, bakery, and craft store. Tickencote is an ideal destination for those interested in history, architecture, or simply enjoying a peaceful day in rural England.

Just a short drive from Tickencote, the town of Stamford offers a wide range of shops, supermarkets, and restaurants. Rutland Open Air Theatre at Tolethorpe Hall is only eight minutes away, offering seasonal performances in a unique outdoor setting. Stamford Garden Centre is nearby, ideal for a coffee or casual visit.

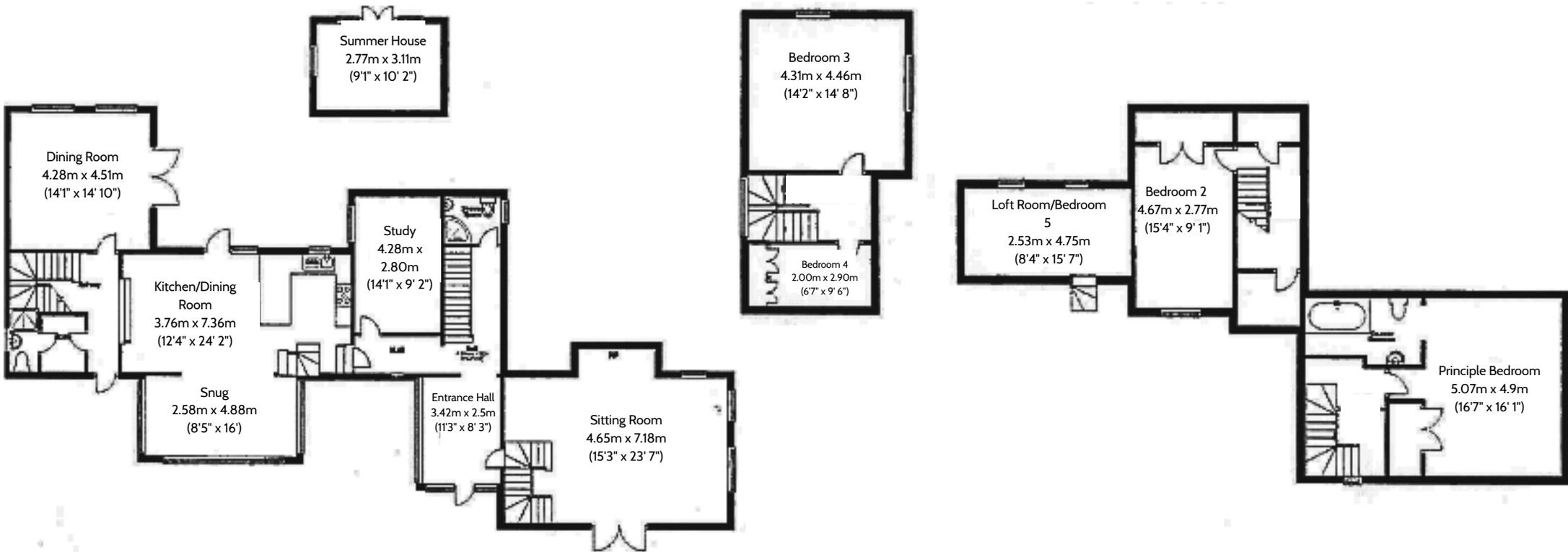
The area is well-suited to families, with several highly rated primary schools and the independent Stamford Endowed Schools less than 10 minutes away. Tickencote combines the benefits of rural living with convenient access to town amenities.



Total Area Approx:
270.9 sq m / 2915.7 sq ft
Summer House: 8.6 sq m / 92.82 sq ft

Ground Floor
157.6 sq m (1696.6 sq ft)

First Floor
113.3 sq m (1219.1 sq ft)



Services

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

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Finer Details

Local Authority: Rutland County Council
Council Tax Band: E

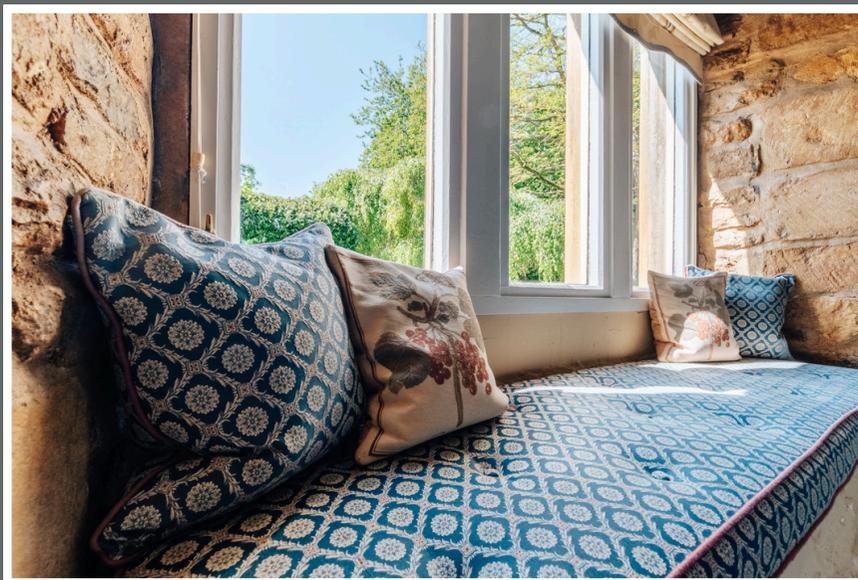
Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: Exempt

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.



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