



Willowdown Cottage

LAXTON

WILLOWDOWN COTTAGE

8, Main Street Laxton, NN17 3AT

Enjoying one of the finest positions within this most sought-after village, Willowdown Cottage is a truly enchanting period home, believed to have originally served as the under-baker's cottage to the Laxton Estate. Overlooking the picturesque village green, the setting is nothing short of idyllic; a place where the pace of life slows, yet with excellent connections to both Uppingham, Stamford and Oakham, the village continues to enjoy a thriving and welcoming community.

Sympathetically restored and thoughtfully extended by the current owners, the cottage has undergone an exceptional programme of renovation, successfully blending its wealth of original character with the comforts of modern living. The addition of a beautifully designed kitchen garden room has transformed the rear of the property into a wonderful everyday living space, whilst outside, a substantial detached double garage has been cleverly adapted to provide two generous home offices, offering outstanding flexibility for those working from home.

A generous shingle driveway provides ample parking for several vehicles, while the gardens are simply exquisite. Beautifully designed and lovingly cultivated, they unfold into a series of enchanting spaces, with mature planting, productive vegetable beds, an orchard, greenhouse by separate negotiation, workshop, summer house and numerous secluded seating areas, all enjoying complete privacy with open farmland beyond.



Step Inside

The accommodation is equally captivating. A welcoming reception hall introduces the warmth and character found throughout the home. The elegant sitting room enjoys delightful views across the village green, with a handsome sandstone fireplace housing a multi fuel wood-burning stove providing a wonderful focal point. Oak flooring and bespoke latch-and-brace doors enhance the cottage's timeless appeal.

A second reception room, currently arranged as a dining room, mirrors the charm of the sitting room with another attractive front-facing aspect and provides an ideal setting for both formal entertaining and everyday family life.





Undoubtedly the heart of the home is the superb open-plan kitchen garden room. Beautifully appointed with bespoke cabinetry, polished granite work surfaces, an extensive range of integrated appliances and an electric Aga taking centre stage, the kitchen flows effortlessly into a light-filled garden room, creating a wonderfully sociable living space. French doors open directly onto the terrace, allowing the house and gardens to become one during the warmer months. Completing the ground floor is a practical cloaks area and a beautifully appointed family bathroom.





The first floor continues to impress, offering three generous double bedrooms with in-built wardrobes, each enjoying lovely views across either the gardens and surrounding countryside reaching Wakerley Woods or the village green. These are served by a well-presented cloakroom with WC and wash hand basin.





Grounds & Gardens

Outside, the gardens are nothing short of magical. Reminiscent of an English cottage garden from a storybook, they have been thoughtfully arranged into a series of individual garden rooms, each revealing a new perspective and offering its own place to sit, relax or entertain. Sweeping lawns blend effortlessly with colourful herbaceous borders, productive raised beds and areas dedicated to growing fruit, vegetables and cut flowers. A delightful summer house, substantial timber workshop and established orchard further enhance what is undoubtedly one of the property's most exceptional features. Beyond, open farmland provides an uninterrupted backdrop, ensuring an extraordinary sense of peace, privacy and connection with the surrounding countryside and Wakerley Woods.

Willowdown Cottage is a home of immense charm and character, beautifully restored and set within one of the area's most picturesque villages. Rarely does a cottage combine such timeless appeal, practical accommodation and outstanding gardens in such an exceptional setting. Viewing is essential to fully appreciate everything this remarkable home has to offer.





Local Amenities

The picturesque village of Laxton lies approximately six miles south-east of Uppingham, enjoying a peaceful rural setting while remaining well connected to the surrounding market towns of Uppingham, Stamford, Oundle and Oakham.

Within the village itself is a charming church and village hall and just beyond is a highly regarded farm shop and village store providing everyday essentials. Near is The Queens Head Bulwick, a traditional country pub and restaurant, and the acclaimed Bulwick Village Stores, which includes a welcoming café alongside its well-stocked village shop. A wider range of independent boutiques, cafés, restaurants and supermarkets can be found in the nearby market towns.

For those who enjoy the outdoors, there are wonderful countryside walks quite literally on the doorstep, with the ancient woodland of Wakerley Woods and the scenic trails of Fineshade Wood just a short drive away, offering miles of walking, cycling and opportunities to enjoy the area's abundant wildlife.

The area is also exceptionally well served by both state and independent schools, with excellent educational opportunities in Uppingham, Oakham, Oundle and Stamford.

Rail services to London are available from Corby, Kettering and Peterborough, making the village well placed for commuters.



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.

Finer Details

Local Authority: North Northamptonshire County Council

Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: | TBC

EPC potential: | TBC



Floorplan

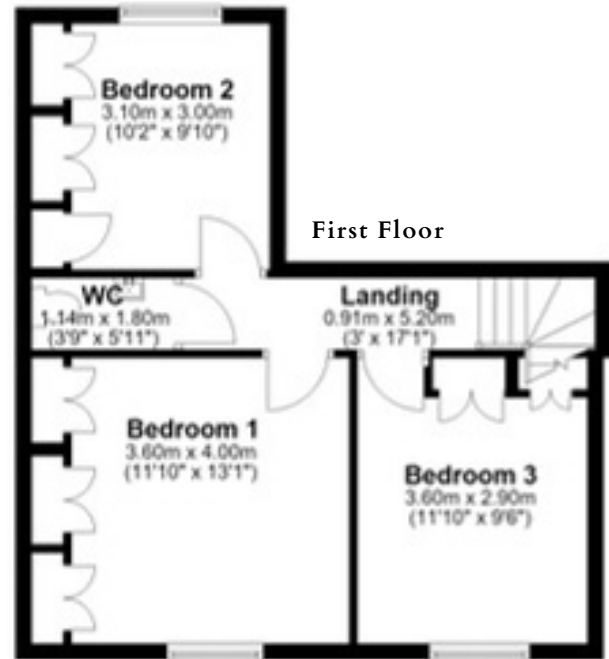
Total Internal Area Approx: 101.5 sq m / 1091.9 sq ft
Outbuilding/Garage Approx: 28.1 sq m / 302.6 sq ft
Total Area Including Outbuilding: 129.6 sq m / 1394.5 sq ft



Ground Floor



First Floor



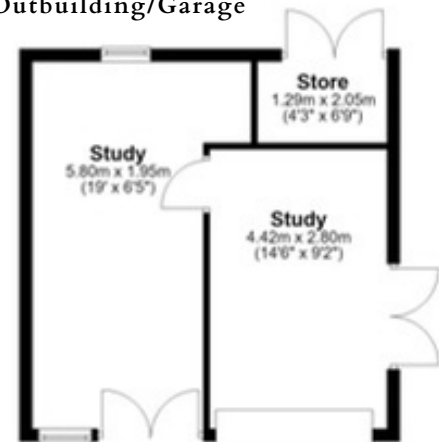
Services

Mains water and electric are understood to be connected. The property has oil fired central heating. (none tested by the agent). The property has a septic tank.

Agent's Note - Greenhouse by separate negotiation.

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.

Outbuilding/Garage





Digby & Finch

ESTATE AGENTS



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