



THE WALNUTS

— MORCOTT —

TRULY ORIGINAL ARTWORK DESERVES THE PERFECT FRAME...

Willoughby Road, with its exclusive collection of individual cottages and homes dressed in brick and stonework of varied shades, sets the perfect scene for the unique 1800s cottage that awaits.



A WARM WELCOME

Welcome to The Walnuts, a peaceful and private three-bedroom cottage set beneath a pantile roof and brimming with quirky original features.

Pull up onto the gated driveway and appreciate the multi-toned stone façade. A single garage provides extra parking and storage. Make your way to the pretty front door and step into the entrance hallway.

Tiled underfoot, exposed stone and beams spanning the ceiling convey the antiquity of the cottage and form a characterful motif throughout. Your guests can freshen up in the cloakroom here before entering the hub of the home.

TRADITIONAL TOUCHES

Following the beamed entrance hallway, the architectural quirks and curves of The Walnuts reveal themselves: a wood-panelled staircase arcs its way upward, while a latched wooden door opens beneath to reveal understairs storage. A traditional cast iron radiator issues warmth throughout the entrance hallway.

Stepping through the first doorway on the right, emerge into a light and soothing snug, featuring a reclaimed Victorian fireplace, perfectly in keeping with the vintage charm of the home. Set within a wood surround and mantle and flanked by exposed stone wall in the alcoves, hunker down in this inviting room when winter calls. Pause in the window seat to watch the world go by. This cosy room could also serve as an atmospheric dining room, with ambient scone lighting to the walls and overhead.



ENTERTAINING HAVEN

A sumptuous sitting room awaits where beams adorn the ceiling above, combining contemporary tones with classical features. A bright and inviting space, rest a while in the window seat to soak up the view or swing open the French doors to the terrace; ideal for creating easy flow in the warmer months. Toasty warmth emanates from the wood-burning stove, set within a stone chimney breast; so much space to entertain and enjoy family life.



WORK FROM HOME

Opening up from the sitting room is the cosy home office, where light shines in through dainty windows to the side and rear. Tucked away and quiet, this is the perfect sequestered base when work beckons; built-in units make great use of the space at the end, providing storage for all your paperwork and more. Glance up from the desk to soak up the verdant views of the rear garden.

Returning through the sitting room, step onto toasty tiling, warmed by the underfloor heating. Next discover the magnificent open plan kitchen diner. Respectfully extended in line with the period of the home, this area of The Walnuts is a true entertaining haven.

Windows and glazed double doors to the side permeate the space with sunshine, beginning in the east in the morning and throughout the day to the south.



SOCIABLE HUB

With ample space for a freestanding American style fridge-freezer, integrated appliances also include a Lacanche double oven and double dishwasher. Prepare a feast for family and friends; there is plenty of preparation space on the granite work surfaces, with the walls protected by glass splashbacks. Meanwhile, grey units and drawers ensure there is an abundance of room for all your pots, pans and cooking utensils. Rinse glasses in the coordinating Belfast sink. A circular salad sink also comes replete with instant boiling tap. Above, modern spotlighting is balanced by exposed rustic-feel beams.

Dine with views out to the garden, flowing outside through the French doors onto a terrace for al fresco barbecues, soothed by the tinkling sounds of the water feature. With another terrace tucked away behind a corner sheltered by a stone wall, picture summer soirees with family and friends; space, solitude and serenity for all.



PRACTICAL PLACES

Decorated in teal and white, with feature lighting and Velux windows in the peaked roofline, no laundry room could be more stylish than this one. Conveniently located for the swift disposal of muddy boots and plentiful storage, this room is as practical as it is pretty, with a door leading in from the driveway and another at the rear granting access to the garden.

Returning to the entrance hallway, take the original staircase up to the first floor, emerging on the characterful landing, which currently serves as a study area with built-in shelving. Naturally illuminated, a window to the side draws in the natural light.





SWEET DREAMS

To your right, the first bedroom is twin-aspect and makes an ideal viewpoint to watch over the country lane below. Carpeted and soporific, the original cast iron fireplace adds period charm. Built-in wardrobes proffer plentiful storage space.



REFRESH AND REVIVE

Following the landing along, refresh and restore your senses in the shower room featuring a contemporary suite. A traditional-style radiator is on hand for warming fluffy towels.

Shimmering feature wallpaper heralds your arrival at the next bedroom, where fitted wardrobes secrete access to a quirky loft storage area. Opposite this bedroom is an airing cupboard with storage.





SLEEP TIGHT

When slumber calls, make your way to the rear, where the principal suite awaits. Glimpses of the garden and en suite greet as you cross the threshold, with plentiful storage supplied by the built-in double wardrobe.

Muted decorative tones embellish the walls as the high ceiling follows the curve of the roofline up.

Stone coloured carpet is replaced by the warmth of underfloor heated tiling in the en suite, beyond the glazed double doors. Luxuriously sized, with elegant lighting above the freestanding, centrally filling tub, a wall of wardrobes provides further storage, while a wet-room style walk-in shower stands to the side. Light streams in through a window overlooking the paddock, whilst the reflection of the walnut tree is captured in the glass shower enclosure.





SLICE OF PARADISE

Outside, this sunny, east-facing, professionally landscaped garden is ideal for those of a green fingered persuasion or simply those seeking their own Eden in which to sit back and relax.

Take a tour through the different garden areas via the meandering gravel pathways, with a water feature providing the soundtrack to the serene setting, with paddock, field and countryside views. You can even spy a glimpse of the village church beyond the stone boundary wall.

Marvelling at the neatly edged manicured lawns and established borders, topiary bushes and established planting, arrive at the eponymous walnut trees, which the resident woodpeckers teach their fledglings to fly between.

Further gravelled seating areas await, with space to create a summer house or home office should you need. Children will take delight in the rope swing beneath the walnut tree. Soak up the last of the sunshine from this top corner, listening to the evensong of the resident wrens. A haven for wildlife, enjoy nature at its finest in your own back garden.



THE FINER DETAILS

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| Freehold | East facing garden |
| Constructed mid 1800s | Conservation area |
| Single garage and driveway | Rutland CC, tax band F, £3,160 (2021/22) |
| GCH | EPC rating XXX |
| Mains electricity, water and sewage | |
| Underfloor heating to ground floor | |



FURTHER AFIELD

Revel in the community vibe; the village of Morcott is host to a number of popular local events including an annual scarecrow competition, Easter bake off and Christmas markets. There is also the church of St Mary the Virgin and village hall.

Set on the cusp of the Welland Valley, enjoy a range of local walks before calling in for a refresher at one of the local pubs, including The Boot Inn and The Coach House Inn in South Luffenham.

Beyond this vibrant village, sprinkled with a selection of picturesque cottages, stone homes and listed buildings there is easy access to the nearby market towns of Stamford, Uppingham and Oakham, and all their amenities.

Families can enjoy the security and seclusion of country life within the catchment area for many well-regarded educational establishments, including a pre-school and primary in the neighbouring villages of North Luffenham and Ketton. Independent day and boarding schooling are provided with the Stamford Endowed Schools, Oakham School, Uppingham and Oundle School.

In your leisure time enjoy days out at Rutland Water for walks, camping, fishing, cycling and water sports adventures. Perfect your putting at a range of nearby golf courses including Luffenham Heath, Rutland Water and Burghley Park Golf Club.

Commuting is made easy with direct train services to London from Peterborough and Corby Stations, both in approximately an hour.

For a home in which to entertain, relax and grow as a family, soak up the serenity of the countryside at The Walnuts, in the idyllic and quaint rural village of Morcott in Rutland.



LOCAL DISTANCES

- Uppingham 5 miles (9 minutes)
- Stamford 10 miles (18 minutes)
- Oakham 10 miles (21 minutes)
- Corby 11 miles (21 minutes)
- Peterborough 19 miles (27 minutes)

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