

QUEEN'S COTTAGE

— UPPINGHAM —



Quaint cottage living comes to the quieter side of Uppingham, at Queen's Cottage. For a charming cottage home where historic features combine with modern convenience and market town amenities, Queen's Cottage beckons.

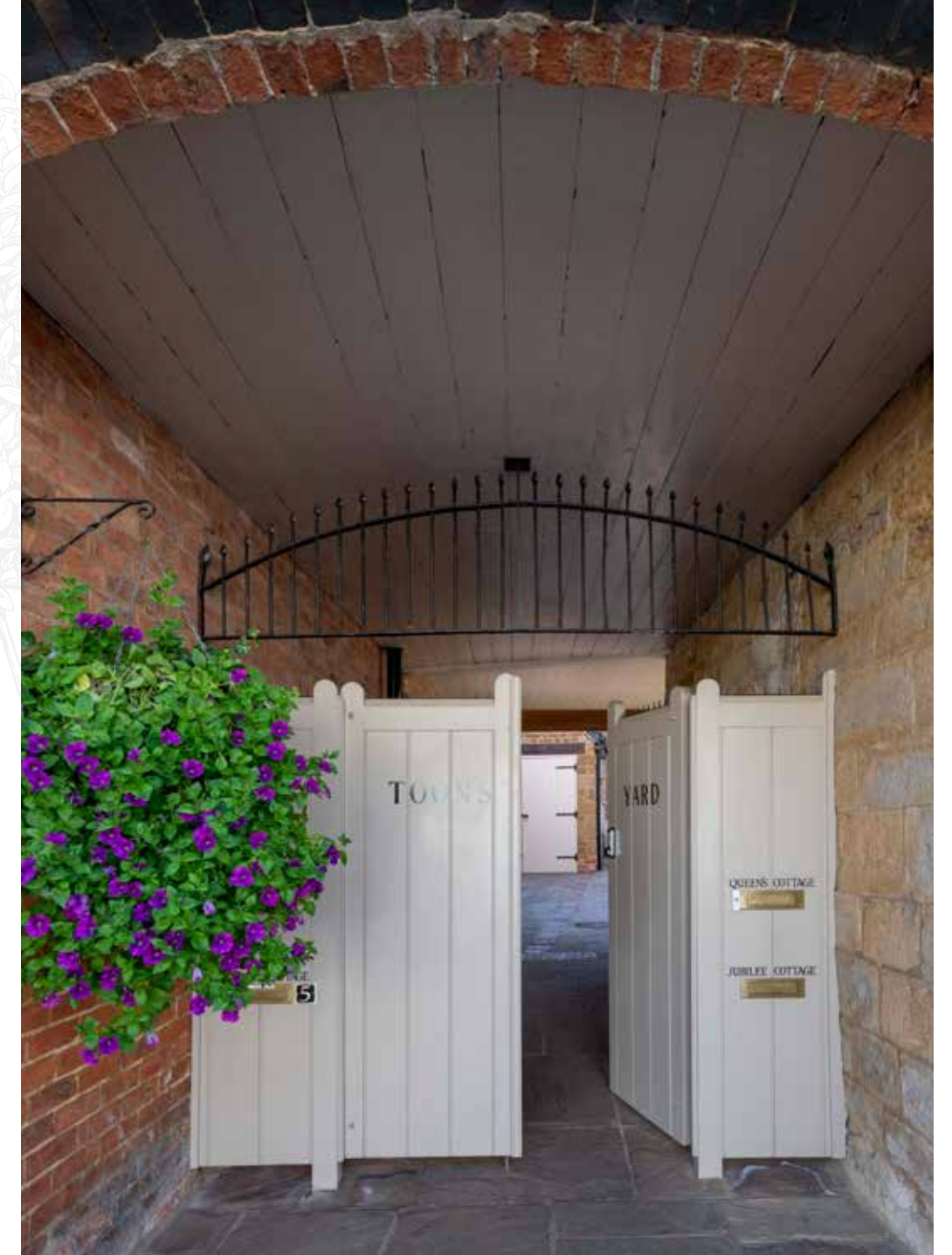
HISTORIC LINKS

Encapsulating the charm of the 1800s, this Grade II listed, stonebuilt cottage was originally owned by the well-known carpenter Teddy Toon, who lends his name to this private collection of charming homes in Toon's Yard.

Step under a stone archway, and through the prettily painted secure gates where Indian stone and brick pathways guide you through the south-facing communal courtyard garden and on to each of the five cosy cottages.

HERITAGE FEATURES

Arrive at the half-glazed wooden front door of Queen's Cottage which opens into an inner entrance hallway, where a convenient cloakroom is on hand. Note the mixture of traditional latches and brass doorknobs throughout the home, a whimsical feature reflecting the organic evolution of the home.



COMFORTING QUIRKS; CONTEMPORARY CONVENIENCE

Light streams in through a deep bay window in the dining kitchen, framing views out over the comings and goings of the high street beyond. Sprinkle colourful cushions in the wide windowsill to create a cosy seating area. Solid oak flooring retains the rustic rhythm of the home.

Soft sage cabinetry, gently lit by under cabinet lighting, provides plentiful storage with integrated appliances.

A latched door opens to provide a handy storage space. Add ambience to your relaxation and dining: a Sonos music system is integrated with speakers in the ceiling above, and throughout the home.



ELEVATED LIVING

Returning to the entrance hallway, note the exposed stone wall as you ascend the pitched staircase, curving round like a fairy tale tower to the first floor.

Emerge into the sitting room, where sash bay windows deliver light in whilst capturing the daily life of Uppingham. A rear window frames views over the colourful courtyard below. Fresh minimalist décor and exposed stone harmonises with rustic touches like the brick feature, ornamental fireplace with cast iron surround.



What the owners love...

“We’re so lucky to own a piece of history. We love the character of the cottage and the enclosed communal garden is an oasis of tranquillity, yet we’re only moments’ walk from the centre of the market town – a trip to the local bakery for their fresh bread is an absolute must.”

REST, RELAX AND UNWIND

Step up to discover two bedrooms, the first nestled to the front, and currently utilised as a study with views out over the street below.

Slip through from the landing to the contemporary shower room, tiled in white with sparkling chrome fittings.

Next, peacefully positioned overlooking the pretty communal courtyard is the second bedroom with space for a double bed and high ceiling above. Rest and refresh in this cosy room.



GARDEN RETREAT

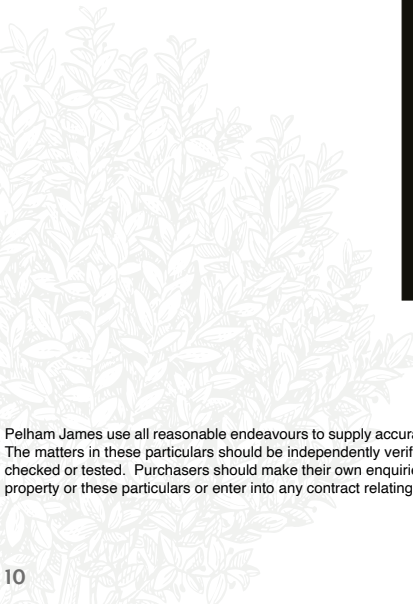
Share the load when it comes to outdoor living. This pretty courtyard garden is tended by the residents of the cottages. Gravelled areas are home to pots brimming with colour and foliage, with stone pathways wending between the areas. Why not dine al fresco or enjoy a morning coffee and sit back and soak up the birdsong?



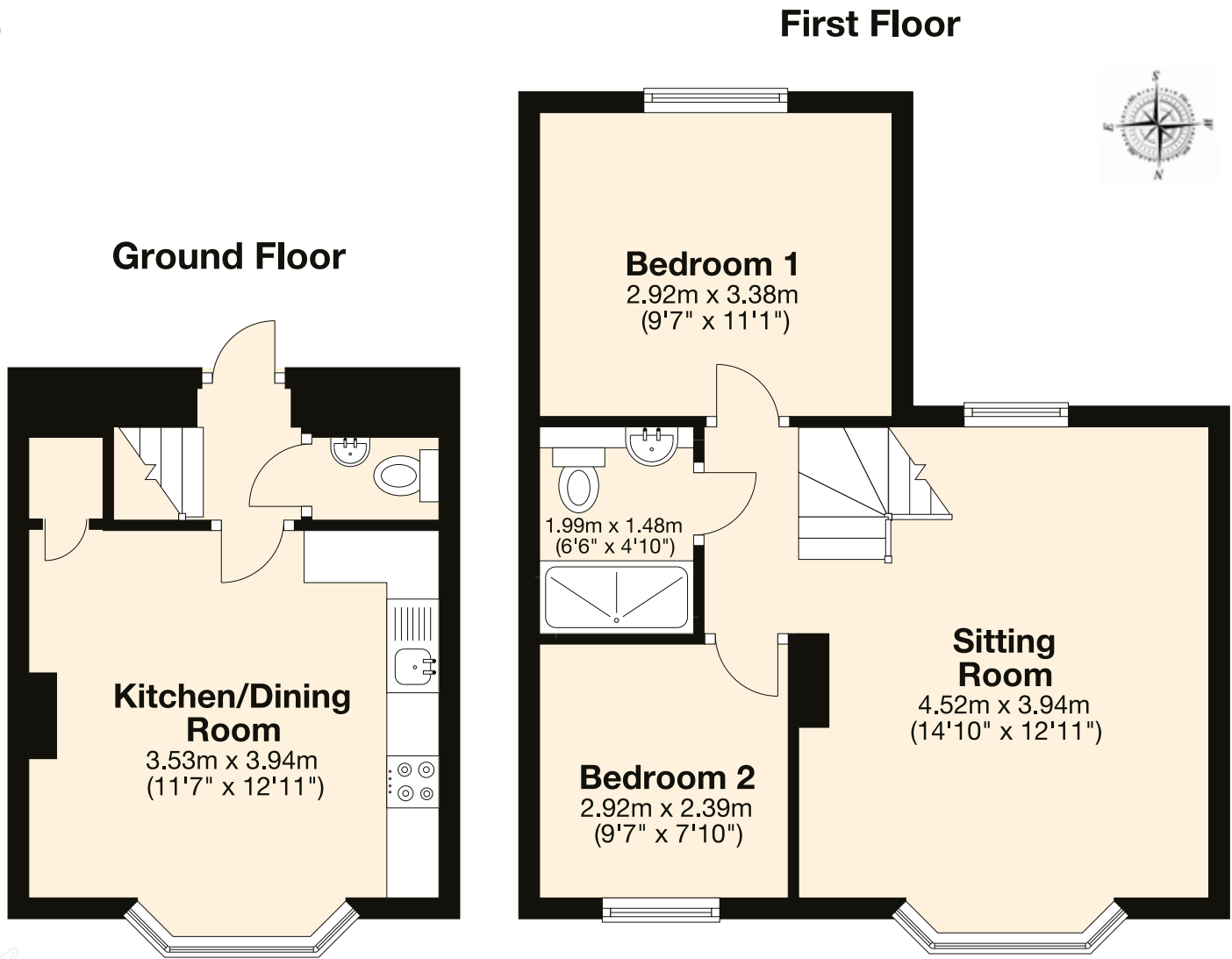
THE FINER DETAILS

- Freehold
- Terraced home
- Constructed circa 1800
- Grade II listed
- Gas central heating
- Mains electricity, water and sewage
- Enclosed communal garden
- Rutland County Council, tax band B, £1725.53 (2021/22)
- Toon's Yard Management Company Ltd

Ground Floor: approx. 19.5 sq. metres (209.9 sq. feet)
First Floor: approx. 39.5 sq. metres (425.1 sq. feet)
Total area: approx. 59.0 sq. metres (635.1 sq. feet)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.



TO MARKET, TO MARKET...

Dotted about this traditional town, discover hearty country inns, upmarket restaurants and quintessentially English tea rooms, all waiting to be discovered.

A functioning market town since the 14th century, Uppingham's history is visible in its vibrant architecture, which demonstrates a transition through the ages.

Friday is market day, so stroll out to pick up your freshly baked bread and newly cut flowers. Home to a range of specialty and traditional shops, antique stores and boutiques, while away an afternoon in one of the many art galleries, displaying acclaimed works by artists from around the world.

Fresh air and exercise await, with the cricket field close by and Rutland Water only a few miles away with a wealth of waterside walks, cycle trails and opportunities for fishing and sailing.

Market towns are in plentiful supply, with the picturesque towns of Oakham and Stamford close by. Connect with the wider world with ease; the nearby mainline railway station of Corby is less than eight miles away. Uppingham is also within easy reach of the A47, for convenient commuting to Peterborough and Leicester.

LOCAL DISTANCES

- Oakham** 6 miles (11 minutes)
- Corby** 8.5 miles (18 minutes)
- Stamford** 13 miles (22 minutes)
- Leicester** 20 miles (37 minutes)



Queen's Cottage, 1 Toon's Yard, Uppingham LE15 9QU



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