



LAUNDRY
↔ COTTAGE ↔



A home with a heart...



With three double bedrooms, a sitting room and a welcoming dining room with inglenook fireplace and cosy woodburning stove, it's the country-style kitchen diner with pretty stable door that makes this cottage so special and is the true heart of this historic, grade II listed thatched home; a much-longed for Aga takes centre stage here and creates a wonderful focal point where your friends and family will gather to share stories and to relax, unwind and dine together at the end of a busy day.

Outside, a lovingly landscaped and cared-for cottage garden awaits and there are fantastic Rutland countryside vistas to be enjoyed from different spots in your garden and a garage for your car.

The only thatched, grade II listed cottage in the village, Laundry Cottage takes its name from having once been the laundry and wash house to Uppingham School in the early 1900's, although it's thought the cottage dates as far back as the late 15th / early 16th century.

As you make your way around Laundry Cottage keep your eyes peeled for some charming ancient notches and carvings in the solid timber beams, the unusual exposed 'cruck beam' forming the roof structure, unique wrought iron hand-made latches and fixings and the deep buttery tones of the exposed ironstone walls: all attesting to the rich, rural heritage of this picture-perfect Rutland village home.

Peacefully set amidst beautifully cared for landscaped lawns with ornamental shrubbery and with spectacular views of the rolling Rutland landscape, it is plain to see why this charming home has provided a sanctuary of solace for its many residents and guests over the centuries.



Welcome to Laundry Cottage

Three stone steps worn smooth by footsteps over time lead you to the solid oak front door.

Once inside you are warmly welcomed into the timber beamed dining hallway where a pretty window seat opens to reveal a secret wooden chest and the striking inglenook fireplace with salt cupboard creates a cosy focal point. With space for a large dining table and six or more chairs, simply light some candles and throw another log onto the hearty wood-burning stove...with the sound of the crackling fire your family and friends will be guaranteed the warmest of welcomes.



Step to the left and you will reach the beautiful sitting room with window seat and a glazed door to tempt you out onto the sunny terrace and garden. This beautiful double aspect room is a warm and welcoming space full of history with its exposed timber beams and pretty paned-window.

Move back through the cottage and as you walk past the stairs take time to appreciate the original oak door with ancient, skilfully hand-forged iron latches and hinges behind which lies a neat storage cupboard beneath the stairs.



Step down into your country kitchen diner that is the warm heart of the home, where friends and family will naturally gather to unwind at the end of a long day whilst sharing a lovingly prepared Aga-cooked supper. Here, a calm palette of muted tones create a tranquil feel; buff coloured floor tiles with underfloor heating are complemented by pastel chalky-toned paintwork, a deep Belfast sink and a cream coloured 4 oven gas Aga with companion electric oven - while other appliances include an integrated fridge, freezer and dishwasher. The thickness of the cottage walls truly reveal themselves in the two deep window sills and atmospheric ceiling hooks remain in-situ reflected back in the glossy sheen of the granite worktop. An attractive stable door opens out onto the rear terrace and allows more natural daylight to flood into the room.



What we love about Laundry Cottage... 'here is a beautiful period home packed full of original features with a lovely, welcoming and cosy feel to it. The cottage is thoroughly charming and the immaculately cared-for gardens are magical!'



From the kitchen another door leads to bright laundry room that's home to a second Belfast sink and there's plumbing in place for a washing machine with room for a tumble dryer. With cupboards and open shelving this pantry area is an excellent addition to the main kitchen. At the end behind a wrought-iron hinged and latched door you'll find a downstairs cloakroom with hand basin and loo.

Time now to explore the rest of the house and upstairs you'll reach the landing with polished, wide oak floorboards that guide you to the three double bedrooms and the family bathroom.



Decorated in restful creamy tones to complement the exposed timber beams, the master bedroom displays the unique long, curved 'cruck beams' that lean inwards and form the ridge of the roof. This unusual architecture is typically characteristic of an historic English cottage, hence granting the cottage its grade II listing some time ago. With its soaring ceiling, exposed beams, pretty paned-window and space for plenty of bedroom furniture, this room has a tranquil and appealing feel to it.



The next double bedroom to discover has a split level floor, exposed beams and a quaint deep-sill window that overlooks the lane. A fitted hand basin in here takes the strain off the bathroom for those hurried weekday mornings!

The final double bedroom is adjacent to the master room and is currently used as a good-sized study room but would also make a lovely nursery.



Revive body and soul in your own luxurious spa-style sanctuary in the light and bright bathroom with a claw-foot bath placed beneath the window, a separate shower, hand basin and loo. Create a beautifully calm and restorative space with enveloping bath linens, fresh blooms, gently scented bath bubbles and candles placed on the deep window sill. An airing cupboard situated on the landing provides lots of space for spare bedlinen, towels and your laundry.



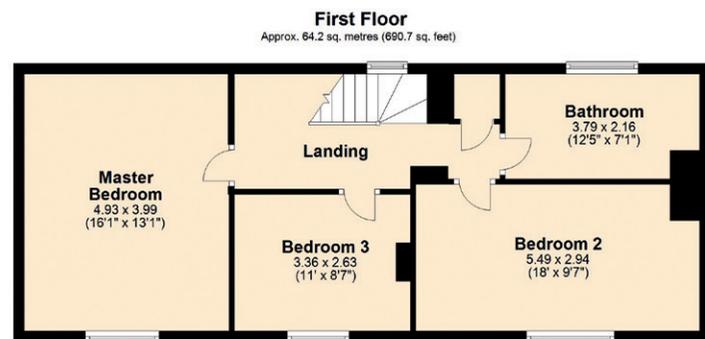
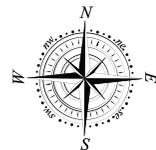
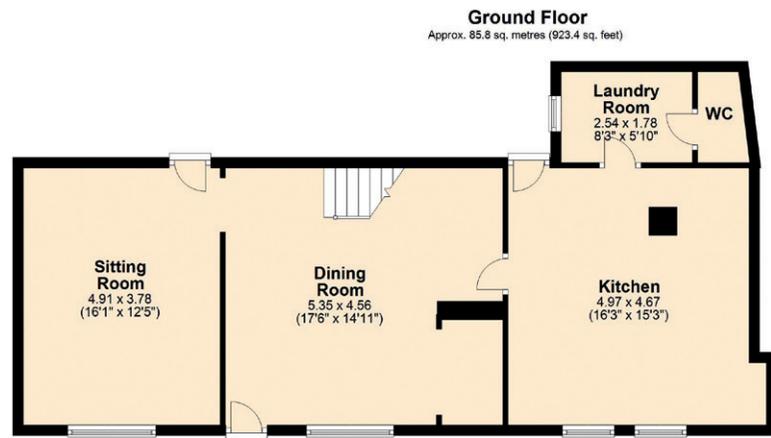


*What the owner's love about the home...
'we love the calmness and tranquillity of the countryside and the amazing wildlife, all on our doorstep!'*

Step outside

Cleverly landscaped into inspiring and tempting zoned gardens, the upper level has a terrace area that's perfect for outdoor entertaining with a pretty cottage-style gravelled garden area to enjoy the warm glow cast from the afternoon sun. As you follow the garden away from the house past the old brick outbuilding, the garden then widens to accommodate a perfectly positioned summer house with a further lawn area and your very own vegetable garden with three raised beds. Dropping away into the vale in front of your garden are green pastures (often fielded with grazing ewes and their lambs) before the incredible rolling Rutland landscape rises up again in the distance.





Total area: approx. 150.0 sq. metres (1614.1 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

The Finer Details

Included with the property is a single garage accessed via a right of way over a shared driveway. A side gate here also allows pedestrian access to the rear garden.

- Grade II listed.
- The ridge of the roof was re-thatched in 2005 and the main roof was re-thatched 1995.
- EPC – Listed building exemption.
- Tenure – Freehold.
- Summer house has electricity connection with lighting and heating.



Out and About

Bisbrooke is one of those picturesque villages you inadvertently discover as you explore the Rutland countryside one day. Despite being nestled away in a pretty vale with the rising Rutland landscape all around, the village is ideally positioned two miles east from the historic market town of Uppingham and within a short drive along a country lane to the A47 for access to Leicester and Peterborough.

The village itself has a convivial and vibrant community spirit with various events regularly taking place in the church. However, many locals make use of nearby Uppingham for its wonderful and varied range of family-owned shops, boutiques, cafes, pubs, restaurants, opticians, doctors and supermarkets – as well as the hugely popular weekly market that takes place in the historic market square.

With so many beautiful walks, cycle routes, bridleways and footpaths all around from energetic hikes to gentle evening strolls you'll be able to work up your appetite to enjoy the fine gastronomical delights the pubs, cafes and restaurants in Rutland has to offer.

Well-thought of state primary and secondary schools are also to be found in Uppingham, with alternative local independent schools including Uppingham School, Oakham School, Oundle School and Stamford Endowed School all offering co-education for a range of ages with boarding facilities.

Local towns - their approximate distances and travel times

- Uppingham: 2.2 miles, 5 minutes
- Oakham: 6.4 miles, 12 minutes
- Corby: 8.5 miles, 18 minutes
- Stamford: 10.9 miles, 19 minutes
- Peterborough Railway Station: 20.9 miles, 29 minutes
- Leicester Railway Station: 20.3 miles, 36 minutes



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Presented by

