



ST MONICAS 



WHERE OLD MEETS NEW...

St Monicas, set in the village of Clipsham near Stamford, has been fully renovated and refurbished creating a rare and spacious rural retreat ready to move in and enjoy immediately.

Built from creamy coloured limestone the cottage already has a large open plan kitchen living room, sitting room, hallway and cloakroom, three bedrooms and family bathroom. However, here is also a country home in a spectacular position that's perfect to extend, remodel and further improve; there's fully-approved planning permission in place to further enhance the home to make the most of its unique rural location with a wonderful extension to add a master bedroom en suite and the most spectacular kitchen diner specifically designed to take full advantage of those amazing views.

Finally, there is an additional stone built, detached barn known as 'The Hermitage' that's waiting for you to convert it, subject to an additional planning application.



Are you longing to find an authentically English limestone cottage in a country village near Stamford with further scope for extending and developing the home and its adjacent barn?

Nestled under the gaze of an historic church in a conservation area surrounded by mature parkland, sits a very special home. From the moment you arrive at St Monicas, you become captivated by its charm and the vast potential to further enhance such a unique and historic home.

Once a pair of traditional stone built farm workers' cottages thought to date back to the early 1700s, the golden tones in the original stonework of St Monicas are now blended with contemporary materials and finishes to complement the home's rural heritage creating a welcoming space that feels at one with the scenic landscape where farmland, paddocks and lush green pastures are on your doorstep.



WELCOME TO ST MONICAS –
A MAGICAL PLACE

As you drive along the gravel driveway, you will be immediately enthralled by the incredible parkland vista that opens up in front of you. Park your car and if you can tear yourself away from the view, make your way up to the pretty stone-built cottage.



Open the stable door and as you enter the home, the enhanced natural features create a fresh-country classic look made for stylish living and simple relaxation with creamy neutral tones used throughout. The exposed rough-hewn stonework walls in the sitting room bring warmth and texture meanwhile pretty windows throw light and movement back into the room.

Move through the cottage and a downstairs cloakroom is positioned just off from the hallway and the stairs. Walk past the stairs and an archway opens up to reveal the light-filled country kitchen diner with living area. With revived original features and added new ones, your friends and family will be immediately guaranteed the warmest of welcomes from the oak timber flooring and contemporary cosy multi-fuel stove. The approved plans in place would brilliantly adapt this triple aspect charming room into a fantastic sitting room once completed. A door from here leads back outside onto garden.





As you take the stairs that rise to the first floor, there is a pleasant landing area with windows on two sides. The first bedroom is a good sized double with fitted cupboards, then you'll discover a second bedroom that is a single with fitted cupboards, which would make a gorgeous nursery or dressing room. The family bathroom serves the bedrooms and features a bath with shower over, basin and loo. Finally, you'll discover the master bedroom filled with natural daylight; here the large bedroom space flows into a dressing area and creates a truly relaxing and restful room.*

*The approved plans would create a new master bedroom with en suite.





SOAK UP THE SUN AND STAR-GAZE

Time now to explore outside and the attention to detail seen from the interior extends to the exterior of this historic cottage, with exposed timber beams and a pretty stone carved plaque above the door.

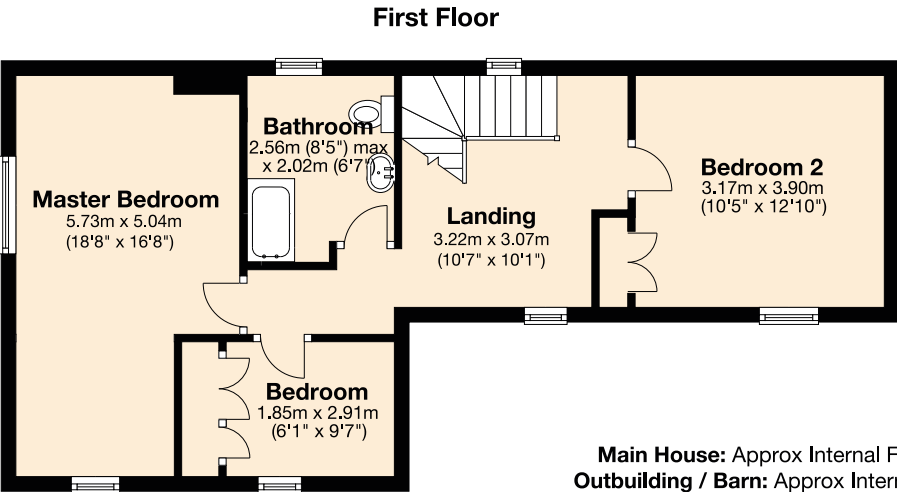
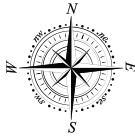
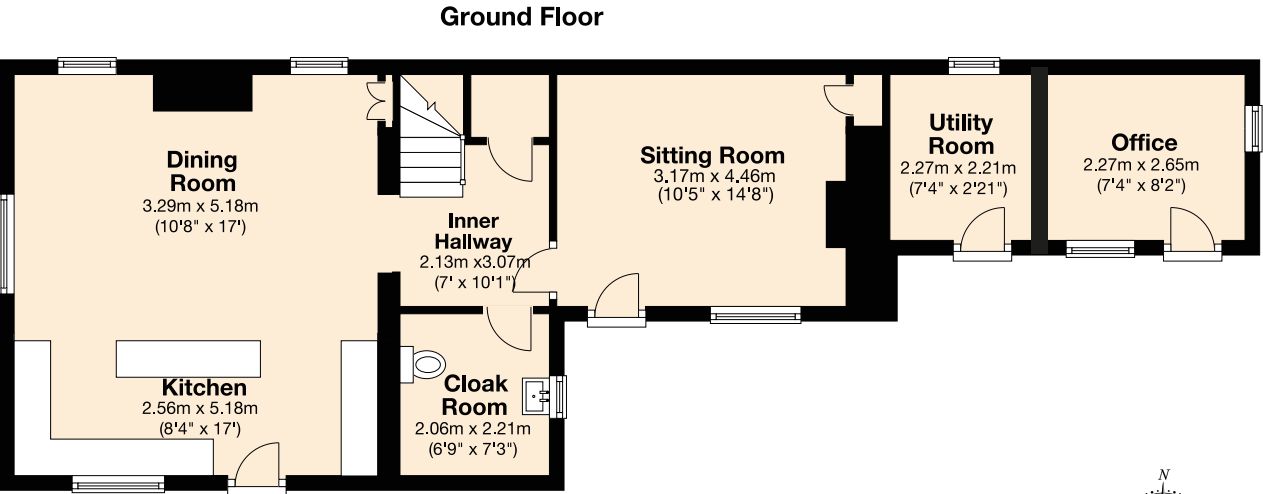
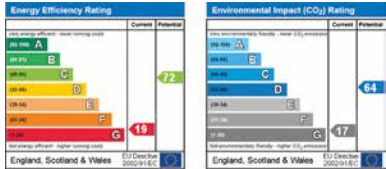
Adjacent to the cottage, a terrace area is edged by the grassy lawn with yew trees and olive trees that beautifully links the cottage with the garden, blurring the boundaries between your garden and the parkland. The expansive rear garden has been cleverly designed with entertaining areas dotted all around to chase the sun. Once dark, with no glaring street lights nearby, the garden is a wonderful place for star-gazing the milky way with thousands of visible stars on clear evenings.





THE FINER DETAILS

Rutland County Council Tax Band E
Oil central heating
Timber framed double glazing
EPC rating G
Full planning permission approved



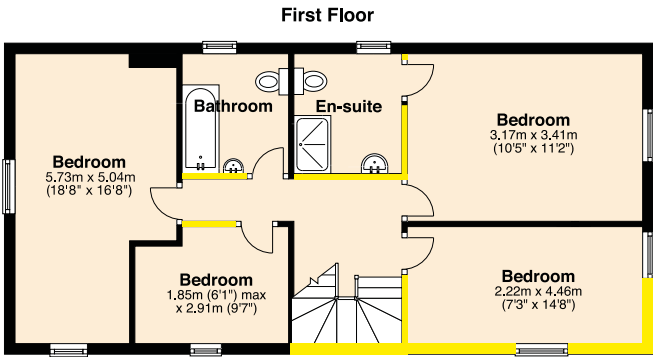
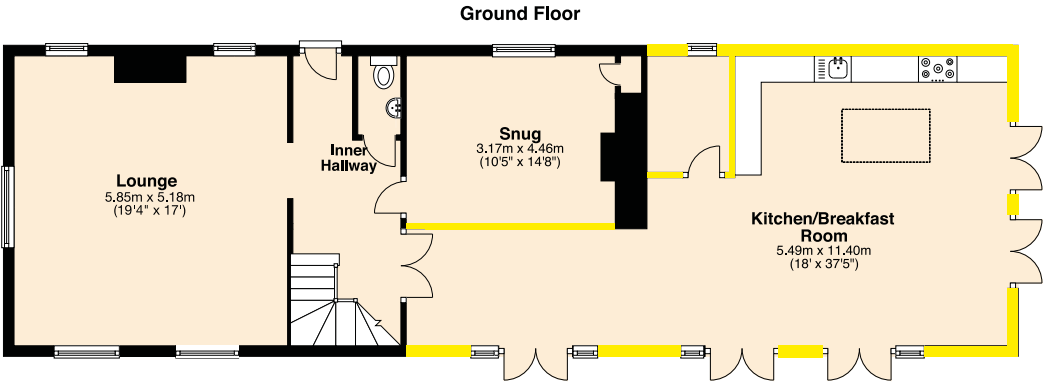
Main House: Approx Internal Floor Area = 141.07m² (1,518 ft²)
Outbuilding / Barn: Approx Internal Floor Area = 43.09m²(463.9 ft²)
Total Approx Internal Floor Area = 184.16m² (1,981.9 ft²)

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

GRAND DESIGNS

After spending time living at the cottage and renovating it, the current owners familiarised themselves with the light and orientation of the property to formulate the design for their new extension plans. After liaison with a local architect and gaining full planning permission, the opportunity to work on your own build project is now possible.

Planning Ref: RCC 2019/0995/FULL



Main House: Approx Internal Floor Area = 176.35m² (1,905.9 ft²)
Outbuilding / Barn: Approx Internal Floor Area = 43.09m² (463.9 ft²)
Total Approx Internal Floor Area = 219.44m² (2,369.8 ft²)

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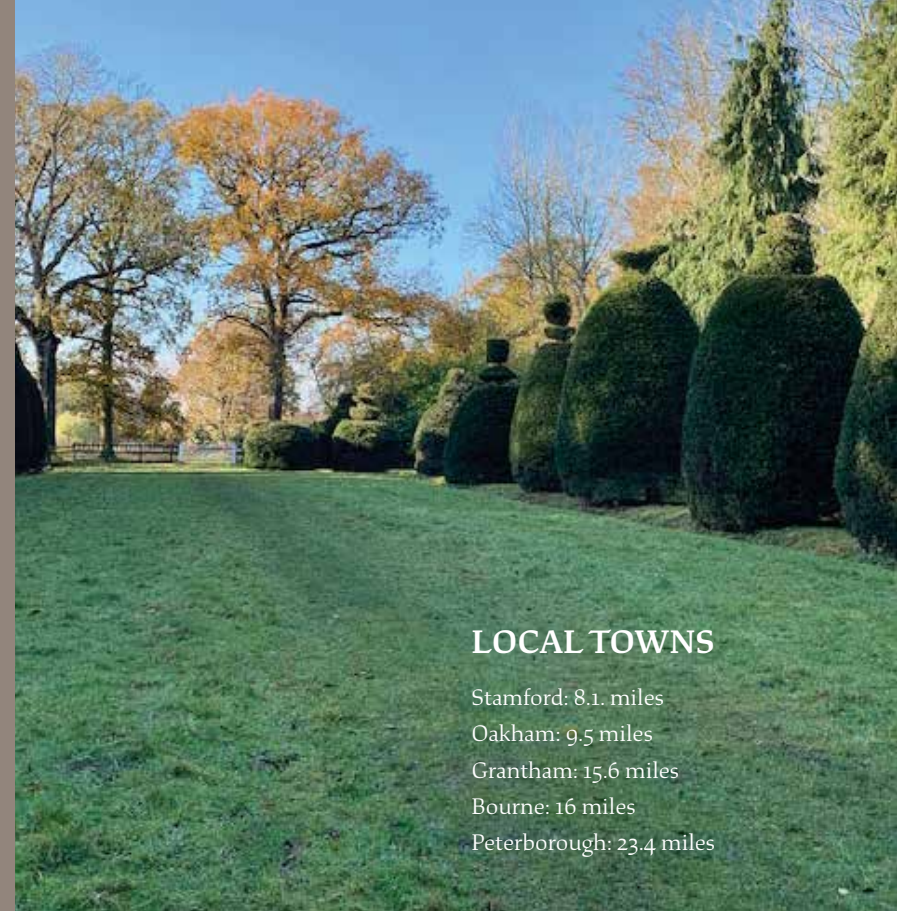


Artists impression



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LOCAL TOWNS

Stamford: 8.1 miles
Oakham: 9.5 miles
Grantham: 15.6 miles
Bourne: 16 miles
Peterborough: 23.4 miles



THE HERMITAGE AWAITS

The Hermitage is perfectly positioned across the garden from St Monicas and reached under a stone archway. The stone-built detached barn lends itself for a number of different uses and offers scope for a wonderful conversion (subject to local planning permission) to create self-contained annex accommodation, games room, home office or an inspiring studio again maximising on those incredible parkland views. With its own lawn garden edged by a low stone wall and its own gated access onto Main Street, the opportunities and potential to design something special is waiting for you here.

THE GREAT OUTDOORS

The pretty village of Clipsham, well known for its limestone quarries, is conveniently tucked away within easy reach of the historic market towns of Oakham and Stamford. With an array of wonderful walks surrounding the village, you will never tire of the stunning scenery and views. The award winning 'Olive Branch' pub and inn provides an idyllic spot to meet the locals, take in some marvellous prepared food whilst enjoying a tipple or two. Yew Tree Avenue is a stones throw away where you can admire

the topiary creations whilst enjoying the outdoors. The avenue was originally the carriage drive to a stately home (Clipsham Hall) hence its length and its avenue-ness. St Mary's Parish Church sits prominently in the village which serves the local community.

With independent schooling in mind Oakham School, Stamford Endowed Schools (SES) are within easy striking distances providing manageable journeys for day

pupils. For preparatory education, there are a number of establishments, again within easy reach including Stamford Junior School, Witham Hall Pre' School, Bourne Grammar and Kings School located in Grantham.

For those looking to commute on a daily basis, you can expect train journeys to Kings Cross to take in the region of 45 mins to 1.25 hours utilising the lines from Grantham or Peterborough.



ST MONICAS 

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Presented by

