



It's time to ring in the changes...don't be late to the gate of this former schoolhouse in the heart of the quintessential English country village of Morcott.

SERENE SURROUNDS

Built in 1849 from local limestone this unique home is set beneath a Collyweston slate roof. Step back in time at 10, School Lane, an historical, Grade-II listed home, set across from the village church, where a bell tower still chimes.

Old school in every sense, sash windows and quirky original features lend a truly unique sense of character and exclusivity.

Pull off School Lane and park up in one of two parking spaces before stepping back in history.

An arched wooden front door emanates the charm of this home. Stepping onto the flagstone floor, hang up your coat before you arrive in the majestic sitting room, once the original school room.



BUILT
BY
S.R. FYDELL
ESQUIRE
IN THE YEAR
1849

HERITAGE FEATURES

A trio of original sash windows to the front deliver an abundance of light through, whilst framing views out to the stunning stone façade and ecclesiastical windows of St Mary's church. Exposed wooden flooring underfoot and white panelling to the lower walls add to the historical charm, whilst a log burner set within the original fireplace issues warmth and welcome throughout.

French doors tempt you on to the rear courtyard garden, for the ultimate in indoor-out flow.

CULINARY DELIGHTS

Step up to the hallway and sneak a peek at the handy cloakroom on the left before arriving in the bespoke kitchen. Cast yourself back in time and draw down the Victorian school window to allow the fresh breeze to flow through. Settle on the cute window seat and take in the pretty vista out onto your courtyard garden. Panelling to the walls adds a sense of authenticity to the home. Cook up a feast on the range cooker whilst chatting with friends relaxing at the breakfast bar.



HIGH END LIVING

From here, flow through to the sunny and welcoming day room, where a high vaulted ceiling creates an airy feel, illuminated with light from a high rooflight window. Display your library of books on the imposing, bespoke bookcase and sit before the French doors and unwind. Nestled next to the kitchen, this room also makes for the perfect dining or playroom.

Leaving behind the hustle and bustle of everyday life, ascend the split-level stairs, admiring the unique wave of the solid wood skirtings, arriving at the first landing.

What the owners love:

“We love the flow of the home and space for family life.”

REST AND REFRESH

Freshen up in the family bathroom, where light from the large rooflight spills down upon the tiled floor below.

From the bathroom, step up to an inner landing and discover the first of three double bedrooms, a quirky and characterful room with A frame timbers lining the ceiling, and ample space for a dressing table and wardrobes.

A second double bedroom is L-shaped in its layout, with space for a dressing area at the entrance. Beams bedeck the sloping walls and ceiling in what was formerly the attic space when the home served as a schoolhouse in days gone by. With views of the garden below through a striking feature window, this bedroom is also served by its own en suite shower room.



AND SO TO BED

Returning to the central landing, discover the final bedroom, where restful dreams await. Lift the latched wooden door to spy where exposed, treacle-toned beams cross the ceiling above. Light and bright, low cottage windows add a cosy vibe without compromising on the spaciousness of the room. White walls curve into the roofline, with feature wallpaper below.



RECLINE, SHINE AND UNWIND

In the sunny, south-west facing, tiered courtyard garden, Indian stone paving provides low maintenance ease, affording ample space for patio furniture upon which to enjoy al fresco dining and unwinding. Fill pots with your favourite shrubs and seasonal flowers for a garden filled with year-round colour, pull up a seat and sit back listening to birdsong interspersed with the melodic chiming of the church bells.

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What the owners love:

“It’s a historic, charming
and warm home, of
which we are proud to
have been custodians.”

THE FINER DETAILS

Freehold
 Constructed 1849
 Grade II listed
 Conservation area
 Plot size approx. 0.1 acre
 Gas central heating
 Mains electricity, water
 and sewage
 Rutland County Council,
 tax band E

Ground Floor:
 approx. 98.8 sq. metres
 (1063.9 sq. feet)
 First Floor:
 approx. 77.8 sq. metres
 (837.4 sq. feet)
 Total area:
 approx. 176.6 sq. metres
 (1901.2 sq. feet)



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OUT IN THE VILLAGE

Nestled in a conservation area, 10 School Lane is set amidst a selection of unique stone homes and pretty cottages.

Scenic country footpath walks are plentiful, and enjoyed from the doorstep: nestled within the Welland Valley, enjoy a number of delightful local trails, followed by a thirst quencher at one of the many local hosteleries, such as The Boot Inn or The Coach House Inn in South Luffenham, or The Kings Arms in Wing. Rutland Water, close by, is perfect for days out exploring the footpaths, cycle routes and fishing spots, whilst challenging local golf courses are in plentiful supply at nearby Luffenham Heath, Rutland Water and Burghley Park Golf Clubs.

For shopping, restaurants, museums, galleries and antiquing, the market towns of Stamford, Uppingham and Oakham are all within easy reach. For those looking to travel for work, commute with ease from nearby Peterborough and Corby Railway Stations, providing direct services to London within roughly an hour.

Families with school-aged children are perfectly placed within the catchment area for many well-regarded local schools, including pre-school and primary schools in the neighbouring villages of North Luffenham and Ketton alongside independent schooling at the Stamford Endowed Schools, Oakham School, Uppingham and Oundle School.

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LOCAL INFORMATION

Uppingham 4.4 miles (9 minutes)
 Stamford 8.3 miles (16 minutes)
 Oakham 9.5 miles (15 minutes)
 Peterborough 19 miles (27 minutes)
 Leicester 23 miles (42 minutes)





10 School Lane, Morcott LE15 9DT

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