



BY DESIGN



*Bridge Street*

Kings Cliffe, Northamptonshire



# Beautifully refurbished stone cottage in the heart of Kings Cliffe

Positioned within a popular Northamptonshire village, this charming stone cottage has been refurbished to a high standard blending character features with modern comforts, within easy reach of Fineshade Wood and Rutland Water.

This beautifully presented stone-built cottage occupies an attractive position within the highly sought-after village of Kings Cliffe. Recently refurbished to a high standard, the property blends the charm and character expected from a period home with stylish contemporary finishes perfectly suited to modern living.

With replacement windows and doors installed in 2024 alongside a newly fitted kitchen and bathroom, the property offers a turnkey opportunity equally suited as a full-time residence, luxury weekend retreat or an attractive holiday let investment.

The manageable accommodation, low-maintenance courtyard garden and exceptional lifestyle offering nearby make this an ideal lock-up-and-leave property for those looking to enjoy the very best of village and country living.









# Key features

## Reception rooms

The property opens into a beautifully presented open plan living and dining room. Full of warmth and character, the living area is centred around an attractive wood burning stove creating a cosy focal point ideal for relaxing evenings throughout the year. Offering space for both comfortable seating and a well-defined dining area, exposed stonework, traditional detailing and wooden flooring combine to create a welcoming and stylish living space.

To the rear, the recently refitted kitchen has been thoughtfully designed with contemporary cabinetry, quality work surfaces and integrated appliances, providing both practicality and a sociable setting for everyday living and entertaining, whilst direct access to the courtyard garden enhances the seamless connection between inside and out.

The ground floor accommodation has been carefully updated to provide a light, stylish and low-maintenance environment ideally suited to modern lifestyles whilst retaining the property's original charm.

## Bedrooms

The first floor continues the high standard of presentation found throughout the home. The principal bedroom is a beautifully proportioned and restful space enjoying plenty of natural light and character features.

A further double bedroom provides versatility for guests, home working or additional accommodation, making the property equally appealing for personal use or as a premium holiday let.

Serving the first floor is a recently refurbished contemporary bathroom finished with modern fittings and elegant tiling, complementing the overall quality and finish of the property.

“An idyllic village retreat perfectly positioned for enjoying the exceptional lifestyle surrounding Rutland Water – a place defined not simply by where you live, but by how you live.”





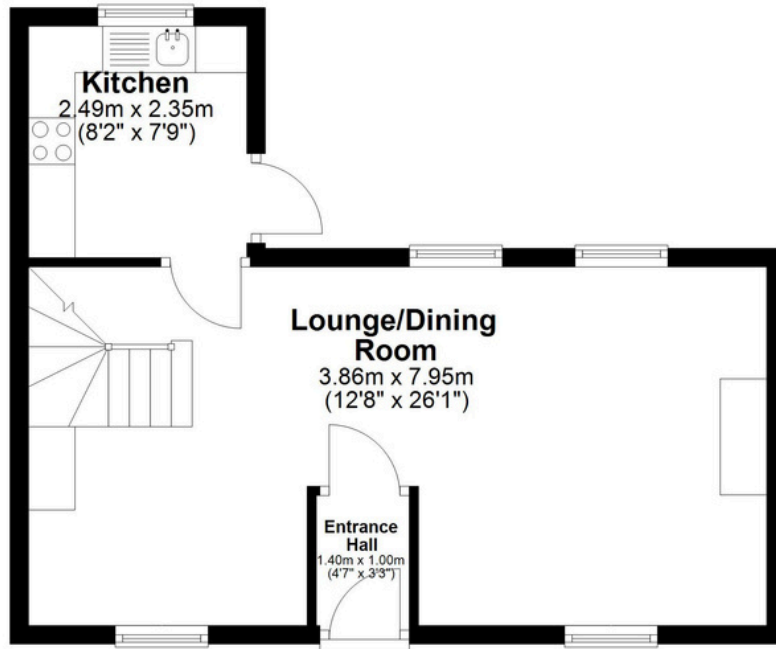




# Floorplan

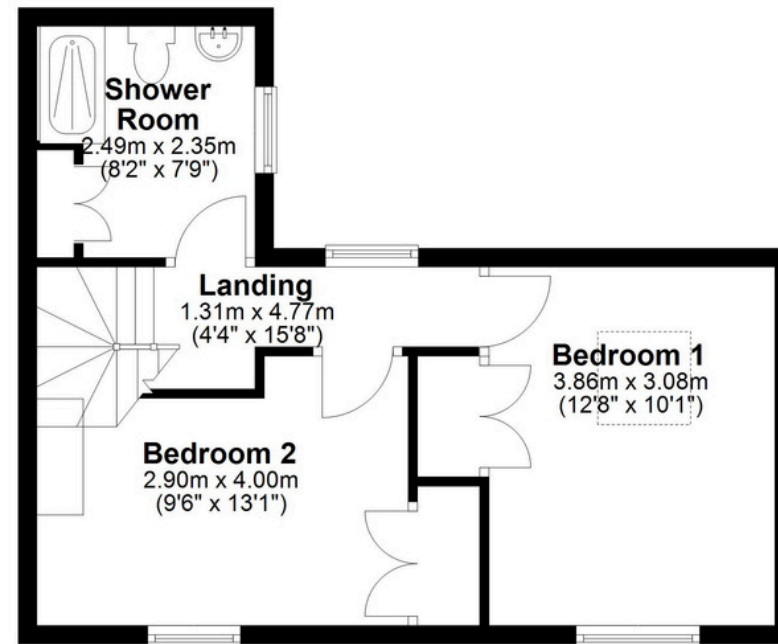
## Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 73.5 sq. metres (791.7 sq. feet)

Kings Cliffe, Northamptonshire





## Services & Property Information

Tenure – Freehold

Council Tax Band D – East Northamptonshire Council

Property Construction – Standard Stone and Tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas Central Heating

Broadband – FTTP Broadband connection available – we advise you to check with your provider

Mobile Signal/Coverage – 4G mobile signal is available in the area – we advise you to check with your provider

Parking – On street parking

Notes – The property comes with rights of access to back of property through neighbours property

What3words: ///leathers.ramble.greet

## Outside

To the rear of the property is a private enclosed courtyard garden enjoying a wonderful sun-drenched aspect, creating an attractive outdoor space perfect for alfresco dining, morning coffee or relaxing after a day exploring the surrounding countryside and Rutland Water.

Designed for ease of maintenance, the outside space perfectly complements the lock-up-and-leave lifestyle appeal of the property whilst still offering an attractive setting for entertaining and enjoying the warmer months.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Location

The property is situated within a peaceful and highly regarded village setting offering an excellent balance of countryside living and convenience. The village benefits from a strong sense of community alongside a range of everyday amenities, whilst nearby market towns provide an excellent selection of independent shops, restaurants, cafés and leisure facilities.

The area is particularly well suited to family life, with Fineshade Woodland and Rutland Water nearby offering sailing, paddleboarding, cycling, nature reserves and spectacular walking routes, alongside a wealth of picturesque countryside and charming surrounding villages to explore. Stamford and Oakham are both within easy reach, renowned for their excellent amenities, boutique shopping and vibrant café culture.

The property is also ideally positioned for commuting, with convenient road links and nearby rail services providing direct connections to London King's Cross, making it an excellent choice for those seeking a quieter village lifestyle without compromising accessibility.

The area is exceptionally well served by both state and independent schooling, with a number of highly regarded primary and secondary schools nearby alongside excellent private education options including Oakham School, Stamford School and Oundle School, making the location particularly attractive for families.

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Kings Cliffe, Northamptonshire





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National audience

*local knowledge*