



3 Ridlington Road, Preston - LE15 9NN

Offers Over £450,000

EASTAWAY

Spacious detached Victorian cottage in Preston with bright rooms, modern kitchen, courtyard garden, garage, parking, and a welcoming village community. Close to the countryside and amenities.



## What The Owner Told Us...

We bought this home with the intention of making a break from town life as we stepped back from some of our work commitments. With the changes we made to make it more 'us', we created a comfortable, safe haven. We have genuinely felt like we've been on holiday for the many years we've lived here.

## Our Thoughts...

Some homes just make you relax the moment you walk through the door, and this is definitely one of them. Tucked right in the heart of Preston, this detached Victorian cottage has that rare balance of character, space and practicality that's incredibly difficult to find. From the outside it looks like a pretty village cottage, but once you step inside, the amount of space genuinely surprises you.

The house feels bright and welcoming throughout, particularly the triple-aspect sitting room with its open fire and beautiful natural light. The dining room brings a completely different atmosphere in the evenings, with the log burner creating a cosy space for family dinners, long lunches and entertaining friends. The kitchen is equally impressive, offering plenty of space for everyday life, dining and gathering together, with doors opening straight out into the private courtyard garden.

The courtyard itself is one of the loveliest parts of the property. Wrapped in mature greenery and climbing plants, it feels incredibly sheltered and peaceful with a proper cottage garden feel. The current owners have made thoughtful improvements over the years including reconfiguring the upstairs layout, updating the kitchen and bathrooms, adding the wood burner and installing a modern boiler system, all while preserving the warmth and character that makes the house feel so special.

Upstairs, the accommodation continues to impress with generous bedrooms, flexible living space and excellent practicality throughout. Combined with driveway parking, a garage and a sought-after Rutland village location just moments from Uppingham, this is the sort of home buyers search for time and time again but rarely find.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautiful detached Victorian cottage tucked away in the heart of one of Rutland's most desirable villages
- Surprisingly spacious and light-filled living accommodation rarely found in a character cottage
- Triple-aspect sitting room with open fire and beautiful dining room with log burner for the perfect balance of bright and cosy living
- Private sun-trap courtyard garden made for long summer lunches, evening drinks and relaxed entertaining
- Driveway parking and vaulted garage, a huge bonus in a sought-after village setting, with future potential subject to permissions
- Just minutes from Uppingham, Rutland Water and some of the area's best schools, cafés, restaurants and countryside walks













**Entrance Hall**

4' 9" x 2' 4" (1.44m x 0.71m)

**Living Room**

12' 8" x 20' 10" (3.87m x 6.34m)

**Kitchen**

9' 7" x 18' 3" (2.93m x 5.55m)

**Dining Room**

12' 9" x 12' 0" (3.89m x 3.67m)

**Utility Room**

5' 9" x 7' 0" (1.74m x 2.14m)

**Landing**

5' 11" x 3' 4" (1.80m x 1.01m)

**Principal Bedroom**

9' 11" x 6' 2" (3.03m x 1.89m)

**Principal Bedroom**

9' 8" x 10' 7" (2.94m x 3.23m)

**Principal En Suite**

7' 1" x 5' 6" (2.15m x 1.68m)

**Bedroom 2**

9' 11" x 12' 0" (3.03m x 3.65m)

**Bedroom 3**

10' 8" x 8' 4" (3.24m x 2.55m)

**Bedroom 4**

13' 3" x 4' 2" (4.05m x 1.28m)

**Bathroom**

6' 0" x 7' 6" (1.83m x 2.28m)

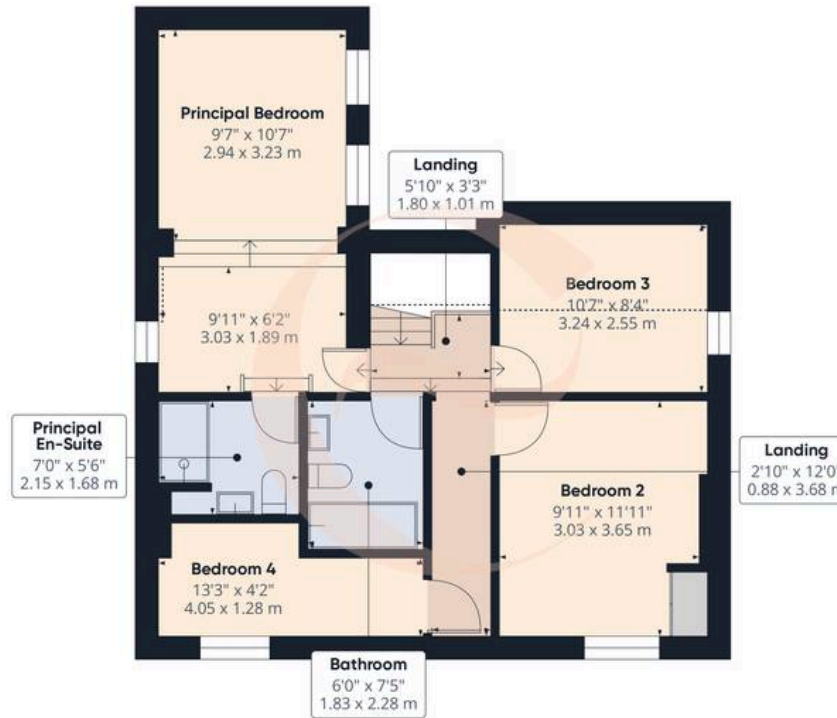
**Garage**

11' 7" x 15' 7" (3.54m x 4.75m)





Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1424 ft<sup>2</sup>

132.4 m<sup>2</sup>

Reduced headroom

57 ft<sup>2</sup>

5.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Eastaway Property

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