



Briar Cottage New Road, Easton On The Hill - PE9 3NN

Offers Over £460,000

EASTAWAY

Charming stone cottage in Easton on the Hill with sunny private garden, stylish interiors, log burner, detached garage, and village location close to Stamford and countryside walks.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautiful stone cottage in the heart of Easton on the Hill, one of Stamford's most sought-after villages
- Stunning character living room with exposed beams, feature window and cosy inset log burner
- Stylish kitchen and dining space perfect for slow mornings, family dinners and entertaining friends
- Two generous double bedrooms plus separate study ideal for home working or a nursery
- Wonderful southwest-facing garden with mature planting, summerhouse and detached garage behind
- Full of warmth, charm and natural light with countryside walks, Stamford and excellent schools nearby





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What the owner told us...

“We’ve always loved how peaceful it feels here. In summer especially, the garden becomes our favourite place to spend time because it catches the sun so beautifully and feels incredibly private. Then in winter everything shifts back towards the living room with the fire lit. The house just seems to work so well all year round.”

Our Thoughts...

There’s something incredibly easy to fall in love with about Briar Cottage.

Tucked away in the heart of Easton on the Hill, this beautiful stone cottage instantly gives you that feeling buyers are often searching for but rarely find. Warmth, character, privacy and a sense that life might feel just a little calmer here.

From the moment you step inside, the house feels welcoming. Natural light moves softly through the rooms, the character features feel genuine rather than overdone, and there’s an atmosphere here that simply makes you want to stay a while.

The living room is undoubtedly one of the standout spaces in the home. The beautiful feature window draws in lovely natural light throughout the day, while the inset log burner creates an inviting focal point that completely changes the mood of the room as evening arrives. It’s exactly the sort of space you imagine yourself unwinding in after a long day, particularly as the seasons begin to change later in the year.

What surprised us most though was how well balanced the cottage feels. Character homes can sometimes feel dark or restrictive, but Briar Cottage has a completely different feel. The full-height ceilings create a real sense of space, while skylights above the hallway, bathroom and downstairs cloakroom keep the centre of the home feeling bright and airy throughout the day.

The kitchen was renovated in 2022 and feels perfectly suited to the house, stylish, welcoming and designed for real life as much as entertaining. It’s easy to picture slow weekend mornings here with coffee brewing, doors open onto the garden and sunlight pouring in during the warmer months.











Entrance Hall

8' 10" x 3' 11" (2.69m x 1.19m)

Ground Floor WC

5' 9" x 2' 9" (1.74m x 0.84m)

Living Room

16' 0" x 14' 11" (4.87m x 4.54m)

Kitchen / Diner

16' 1" x 11' 6" (4.89m x 3.51m)

Sunroom

4' 6" x 8' 2" (1.38m x 2.49m)

Landing

2' 8" x 13' 1" (0.82m x 3.98m)

Principal Bedroom

9' 6" x 15' 2" (2.90m x 4.63m)

Bedroom 2

9' 2" x 11' 8" (2.80m x 3.55m)

Study

6' 4" x 6' 3" (1.93m x 1.91m)

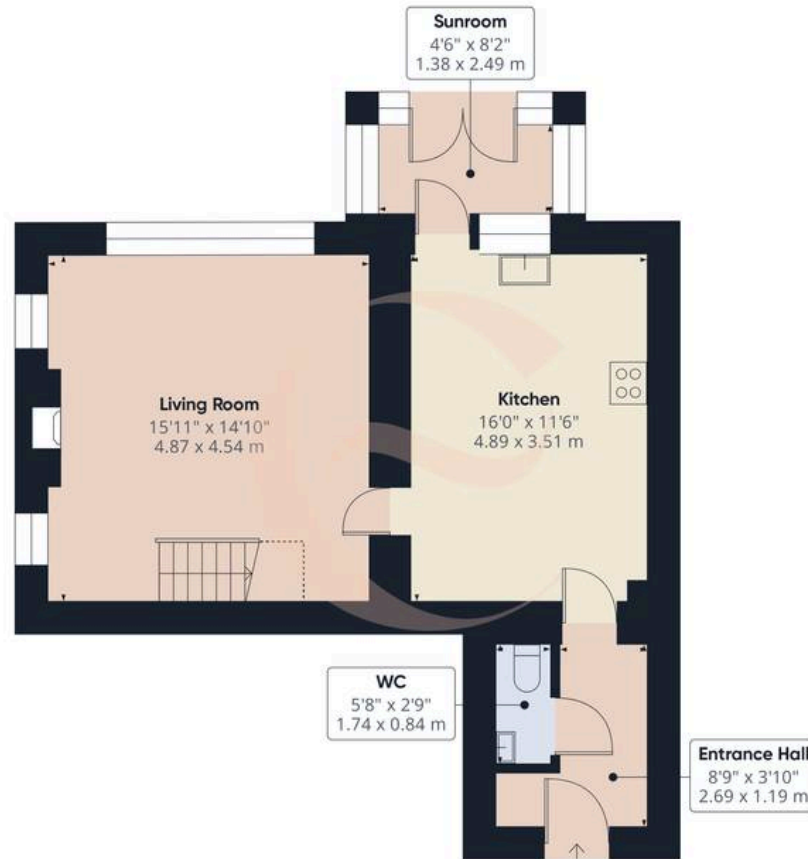
Bathroom

6' 11" x 8' 0" (2.12m x 2.45m)

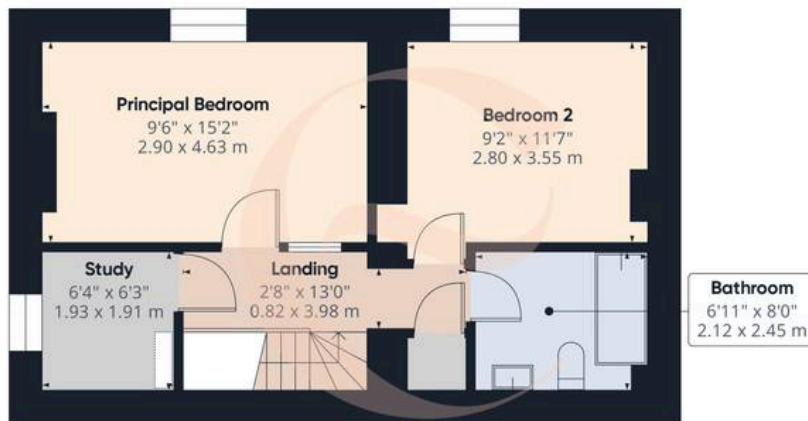
Garage

9' 2" x 17' 10" (2.80m x 5.44m)

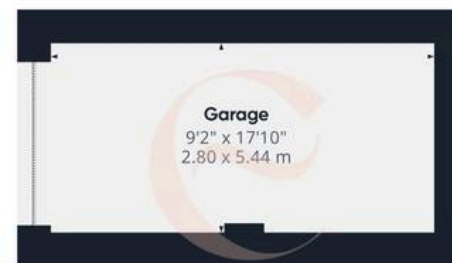




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1107 ft²
102.9 m²

Reduced headroom

13 ft²
1.2 m²

(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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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