



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





## What the owner told us...

“We’ve always loved how peaceful it feels here. In the summer, 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, it has that rare balance of warmth, character and calm that buyers are often searching for but struggle to find. From the moment you step inside, the cottage feels welcoming, with natural light moving softly through the rooms and character features that feel genuine rather than overdone.

The living room is one of the real standout spaces, with the feature window bringing in lovely light during the day and the inset log burner completely changing the atmosphere in the evening. What also surprised us was how bright and well balanced the cottage feels throughout, helped by the full height ceilings and skylights that keep the centre of the home feeling airy and open.

The kitchen and bathroom have both been thoughtfully renovated in recent years and sit perfectly within the style of the house, blending modern comfort with the cottage’s original charm. Upstairs, the bedrooms feel peaceful and versatile, with additional space that could easily work as a nursery, dressing room or home office depending on what the next owner needs.

Outside, the southwest facing garden feels like a hidden escape. Beautifully enclosed and full of mature planting, it offers a wonderful sense of privacy and becomes an extension of the house throughout the warmer months. Combined with the summerhouse, detached garage and one of the area’s most desirable village locations just moments from Stamford, this is the kind of home people walk into and instantly start imagining their life in.











#### 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)

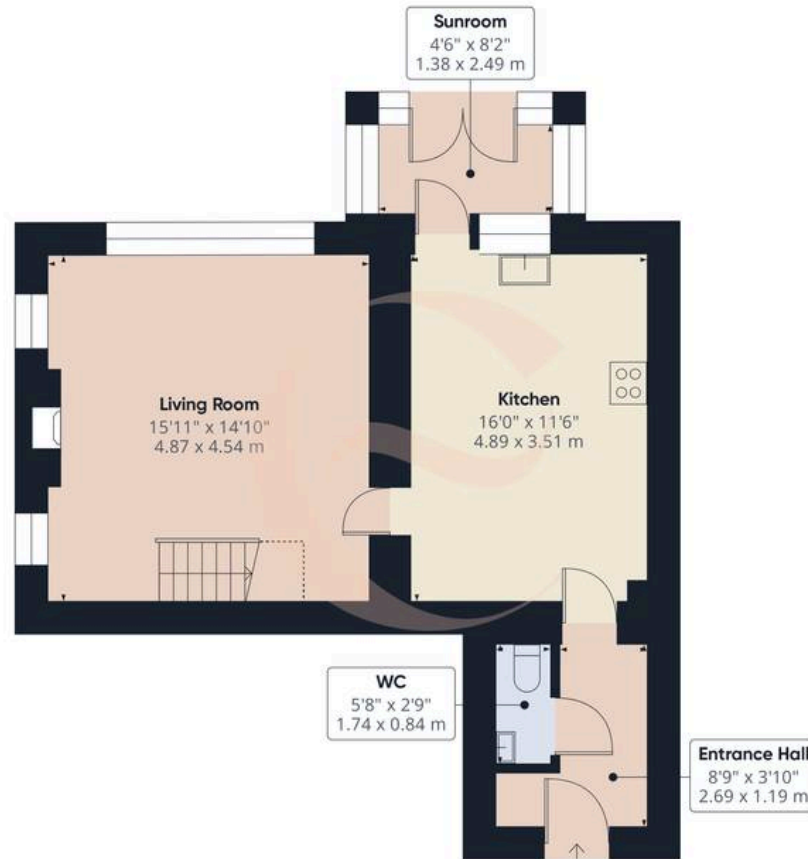
#### Bathroom

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

#### Garage

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

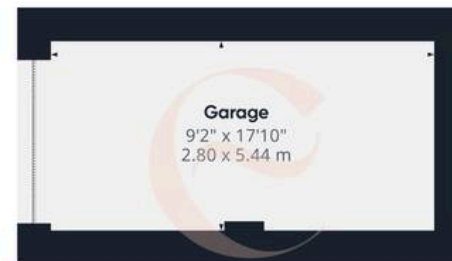




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

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

1107 ft<sup>2</sup>  
102.9 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 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.

## Energy Efficiency Rating

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

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC





## Eastaway Property

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