

RECTORY COTTAGE
TINWELL, RUTLAND, PE9 3UD

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1. INTRODUCTION

Rectory Cottage is a stable building, built of honey-coloured limestone, and probably dating from the 18th century, which was converted in 2012-13 into a luxury holiday cottage. It is in the centre of Tinwell, a small village in the county of Rutland, and is about 2 miles from the centre of the beautiful market town of Stamford, Lincolnshire. Rutland Water is about 5 miles to the west, across some lovely countryside.

After a holiday in Nantucket, the owners decided to create a romantic one-bedroom retreat in that relaxed, sophisticated New England style. The cottage has an open-plan living room and kitchen, a separate dining room and a bedroom with an American queen-size bed, en-suite with a full-size bath and wet-room shower. The glass west wall of the dining room, with folding-back double doors, opens onto a charming private courtyard, while french doors from the living room lead to the cottage's private garden and terrace.

We hope that you will enjoy an extremely relaxing time at Rectory Cottage. If you have any queries at all, please email us at info@rectorycottage Rutland.co.uk.

2. ARRIVAL

- Rectory Cottage is located in the centre of Tinwell village, on the A6121. The drive opens directly onto the A6121. The drive is surfaced with deep gravel. Two cars can be parked immediately outside the gate of the cottage.
- Keys can be collected from The Old Rectory, on the other side of the drive, about 25m across the gravel. There are facilities for late key collection/drop-off at the cottage itself, by prior arrangement.
- A welcome pack of items such as bread, butter, jam, milk, muesli, etc. will normally be provided free of charge. A more complete food hamper can be ordered in advance. A Waitrose is located less than 2 miles away.
- The entire driveway is well lit, with motion-sensitive lighting.

3. ENTRANCE TO THE PROPERTY

- From the gravel, one passes through a gate, 72cm wide, and up a 15cm step, into the entrance courtyard.
- The front door is immediately on one's left: it is 75cm wide and has a 10cm-high step onto coir matting, beyond which there is a further 14cm step into the living room.

4. LIVING ROOM/KITCHEN

- The living room is immediately inside the front door, up a 14cm step from the coir matting.
- The living room floor is made of wood, with a large rug in the sofa area.
- It has a two-seater sofa, an armchair, and two “window-seats” located under mirrored panels imitating the proportions of Georgian windows.
- There is a 3D LCD TV, with satellite, 3D Blu-Ray player and remote controls. In order to operate the TV, a floor-level cupboard must be opened, to give line-of-sight to the satellite box and Blu-Ray player.
- Lighting is by natural light, and dimmable lighting from table- and standard-lamps. There is no overhead lighting in the living area.
- The kitchen area is open-plan with the living room.
- The door of the oven drops down, and the handle is 70cm from the floor when closed, and 19cm when open. The induction hob is 92cm from the floor, as are the worktops and sink.
- The fridge-freezer has its highest shelf 168cm from the floor, and the handle of the lowest drawer of the freezer is 42cm from the floor.
- There is comparatively little low-level cupboard space. Crockery and glassware are housed in higher-level shelves, up to 193cm above the floor and set back 28cm from the front edge of the worktop.
- There is a dishwasher, and a cordless kettle rotating 360 degrees.
- The kitchen is lit by two overhead LED lights and under-cabinet LED lighting.
- French doors from the living room open onto the garden.
- A 16cm step down, through a 67cm-wide arch, takes you into the dining room.

5. DINING ROOM

- The dining room has a stone floor, upon which there is a large rug.
- The dining room table is 85x165cm, and has six wicker chairs with cushioned seats. The table has a complicated arrangement of a leg at each corner and a central leg, all connected by a tie approximately 6cm from the floor, v-shaped at either end. The underside of the table is 74cm from the floor, and the top has a height of 81cm.
- The width of the room is 265cm, or 225cm allowing for the dresser against the east wall.
- The west wall consists of two large glass panels and a pair of french doors 167cm wide that fold completely back, opening onto the entrance courtyard. There is a 9cm-high sill at the bottom of the doors.
- The dining room is light by natural light from the glass wall, supplemented by four overhead LEDs and two wall sconces.
- There is a push-to-open concealed door, 63cm wide, to the utility room. This is essentially an L-shaped cupboard, with the tumble-dryer sitting on top of the washing machine at the end (both standard size, front-loading), and cleaning equipment located in the corner opposite the door. It is lit by two overhead LEDs.

6. STAIRS

- The staircase is fairly steep, and has a single handrail, 13 steps and two turns. It is approximately 80cm wide at the narrowest points. The treads are of wood.
- The staircase is lit by LEDs mounted into the sides of 4 of the steps.

7. BEDROOM

- There one bedroom, which can only be accessed via the stairs.
- It has an American queen-size bed. The height of the top of the mattress is 66cm from the floor.
- There are two small chairs and a small two-seater chair.
- The bedroom enjoys some natural lighting from the single original window at floor level. Further lighting is from a table-lamp, controlled by a wall dimmer and also by switches by the bed, and from bedside lights, controlled by torpedo switches on the leads.
- The bedroom floor is wood, with a large rug at the foot of the bed.
- There is an LCD TV, with satellite and remote controls. In order to operate the TV, a cupboard 169cm above the floor must be opened, in order to give line of sight to the satellite box.
- The en-suite bathroom is accessed via double doors, 71cm wide.

8. BATHROOM

- The bathroom opens off the bedroom, on the first floor.
- It has a stone-tiled floor, and all walls are tiled to the eaves.
- The shower door is 51cm wide and has an 8cm sill.
- The double-ended bath is 62x156cm at the widest points, with the taps in the middle. A non-slip rubber mat is provided.
- The lavatory seat is 42cm from the floor.
- The basin top is approximately 87cm from the floor.
- The bathroom is lit by three overhead LED lamps, and 60 LEDs are built into the mirror.

9. GARDEN

- The garden is accessed via french doors from the living room. The doors are 98cm wide, and there is 18cm step down to the terrace.
- The garden consists of a stone-flagged terrace, 7m x 3.5m, and a banked border of flowers and shrubs behind a stone retaining wall.
- The garden has a table and four chairs, and a lounge-chair and footrest. All chairs are equipped with cushions (stored indoors).
- The garden is surrounded by a yew hedge.
- The garden is lit by motion-sensitive lights, which can also be switched fully on or off from inside the french doors.

10. ENTRANCE COURTYARD

- The courtyard can be entered from the drive, from the living room, or from the dining room. These entrances have been described above.
- It is 3m x 4m, and stone-flagged.
- It has a wooden bench.
- The courtyard is lit from three wall sconces, which can be set either to full on/off, or controlled by a motion-sensor.

11. ADDITIONAL INFORMATION

- Apart from assistance dogs, no pets are allowed.
- The colour scheme of the cottage mainly consists of muted tones of natural limestone, grey/greens and off-whites. As a result, there aren't strong contrasts between different surfaces.
- Mobile phone reception can be very poor, and for some service providers non-existent. However, the cottage is equipped with free broadband WiFi access throughout.
- There is a local hospital with daytime A&E in Stamford, located about 3 miles away from the cottage. However, this involves passing through the town, and at busy times it might take only about 5 minutes longer to reach the magnificent new Peterborough City Hospital, with full 24-hour A&E. This is located approximately 14 miles away, with dual-carriageway virtually door-to-door, and thus can normally be reached in less than 15 minutes. Further details are in the welcome folder.

12. CONTACT INFORMATION

- Address: Rectory Cottage, Main Street, Tinwell, Stamford, PE9 3UD.
- Email: info@rectorycottagerutland.co.uk .
- Telephone: 01780 755 644.
- Website: www.rectorycottagerutland.co.uk .
- Hours of operation: open year round; arrive on a Monday or Friday, leave on a Monday or Friday.

Correct as of 7 July 2013.