



Weston House  
Lutton | Northamptonshire | PE8 5ND



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# KEY FEATURES

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- An Extended and Renovated Victorian Cottage in a Village Location
- Situated Only 5.5 Miles from Oundle and 12 Miles from Peterborough
- Reception Room, Kitchen / Diner, Garden Room, Study, Utility, Boot Room
- Three First Floor Bedrooms and a Family Bathroom with Roll Top Bath
- A Stable Block of Three Stables, Feed Room and Hay Store, Plus 5 Kennels
- Fenced Lawn Area, Raised Terrace with Access from Kitchen and Garden Room
- Large Gavelled Forecourt Offering Off-Road Parking for a Number of Vehicles
- Total Accommodation of the Main House Extends to 1795 Sq.Ft.





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In rolling countryside on the borders of Northamptonshire and Cambridgeshire, a delightful, beautifully renovated, extended Victorian cottage stands in an attractive little village a few miles east of Oundle. As well as being within a 5 minute drive from the A1, Peterborough station with its fast train services to London, is less than a 20 minute drive making this a perfect home if wishing for a quiet village lifestyle but having the need to commute.

Not only has the house been completely restored and extended in line with modern living, but a brand new stable block has been erected at the end of the enclosed rear garden. The area is excellent for schools and ideal for both hacking and walking.

Weston House dates to late Victorian times with a now new, single storey extension to the side, in place of a Shoemaker's Barn. Taken from Mr. Bert Saville's 'Mucky Lutton: The Yesterdays of a Northamptonshire Village', we know of the property's history: "This house, of yellow Gidding brick with Welsh slate roof, was built in the early 1880s for James (Jim) Weston..." replacing a previous house built on the site and indicated on a map of 1690. The author elaborates by saying, "In the 1840s, the tenant was John Weston. He and his two sons worked as shoemakers, and a separate shoemakers' shop is mentioned. He was also a smallholder, and after his death, his widow Elizabeth carried on the smallholding and is listed in directories as a dairywoman. Her youngest son, Jim, continued the smallholding and also kept a shop on the premises in 1869. Jim moved into the present house in 1881 and continued the smallholding until his death in 1928." Soon after that, in 1930, the author's father took over the tenancy and "he converted part of the barn into a general repair shop for bicycles, shoes, clocks and furniture among other things. It became a gathering place for young men of the village between the wars, when money was short."

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The house is now a fine property, exquisitely restored and extended with 3 bedrooms and a family bathroom upstairs and 3 reception rooms downstairs – a living room, a study/bedroom 4 and a garden room - with a large kitchen dining room, a utility room, a boot/tack room and a downstairs WC. French doors lead from both the garden room and the kitchen onto the rear garden creating a lovely connection with the outside. The front door from the street opens into the original hallway, now part of the living room where a log-burner sits in the rustic, exposed brick fireplace. Painted overhead beams and further exposed brick adds to the character whilst glazing and internal French doors lead into the new garden room allowing light to flood in from two aspects.

The kitchen dining room extends front to back where the culinary end overlooks the garden. The abundance of navy units are topped with iroko hardwood worktop and envelop a large, range style cooker with gas hob and electric ovens. A microwave oven, a dishwasher and a fridge are integrated, a peninsula acts as a breakfast bar and the Belfast sink is positioned under the window providing a view of the stabled horses.

The utility area neatly holds 2 washing machines and a tumble dryer as well as a freezer and the downstairs WC is large enough to house the owners' dog bath in one corner. The boot room where one of the back doors opens, is also a good size, ideal for coats, boots, horse tack and dogs.

Upstairs, the 3 double bedrooms and the family bathroom face south with the tiled bathroom fully fitted with a traditional roll-top bath and a separate shower.

















# Seller Insight

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*“We bought the property in 2016; knowing it was in need of renovation and the garden was just an overgrown grassy patch so it has been a huge project for us! One of the first things we did was to build the stables for our daughters’ two ponies and my horse, then we gradually worked on the house – opening up spaces and extending it. We rebuilt the barn on the side but clad it and the back extensions in timber to retain the feel of a barn externally.”*

*“The double-glazed windows are uPvc and all have Californian shutters which really keep the place warm in the winter and cool in the summer. We enlarged the lounge by knocking down a wall on one side of the entrance hall, which links at the end with a study/bedroom 4, and through internal French doors with the garden room. This was going to have a bar in the far corner so there is already plumbing installed for a sink should someone wish to create one.”*

*“The location is very quiet and has a brilliant network of bridleways and footpaths through lovely countryside virtually from the doorstep in both directions. You really can go for miles and not see a soul. For grazing, there is a possibility through Lutton Relief in Need Charity which we have benefitted from in the past, or a friendly farmer may rent out some pasture. For competing, Keysoe Riding Centre is based about a half hour drive south and further afield, Arena UK is near Grantham, about an hour up the A1.”*

*“The village is quiet but we do have Lutton Fruit Farm which has a shop selling fresh fruit, and a chip van pays a visit to the village once a week. If you want to get involved with local life, once a month there’s a pub night and a coffee morning in the village hall, and regular church services. The location is superb for road and rail links with the A1 only 5 minutes away, the A605 close by and regular fast trains from the city of Peterborough to London Kings Cross taking around 45 minutes. The centre of Peterborough is about 20 minutes, Oundle is less than 10 minutes away, and Stamford is about 25 minutes.”*







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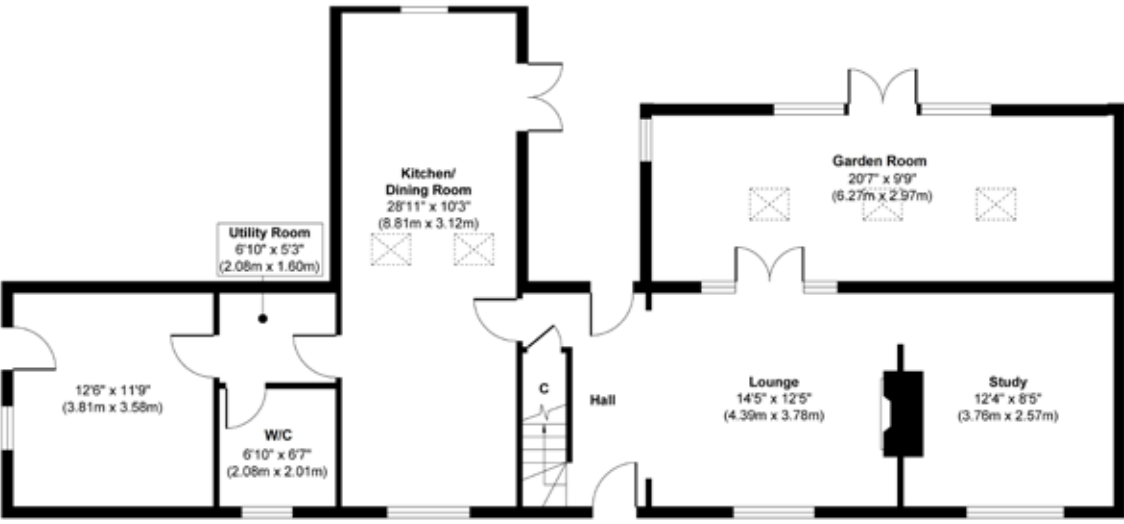
Outside, solid double gates open into a vast, gravelled drive with space for parking a multitude of vehicles. The L-shaped stable block, incorporating 3 stables with rubber matting and automatic water drinkers and a large feed room or hay store in between, is fronted by a yard area enclosed by timber 5-bar gates and you can also find a block of 5 kennels there. Entirely surrounded at the back by fencing and therefore completely safe and secure for young children and dogs, a lawn stretches down from the raised

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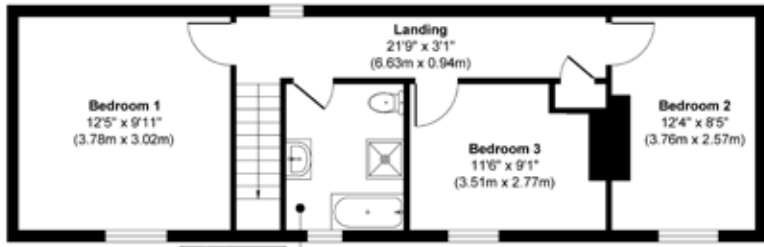
terrace that runs along the back of the house. A paved and gravelled area with a little raised pond is perfect for outside entertaining as it leads directly off the garden room as well as from the kitchen and another back door. Steps lead down onto the lawn which is fenced from the drive by post and rail and a couple of raised veg boxes offer a chance to grow your own. At the end, an additional timber stable is currently used as a workshop.



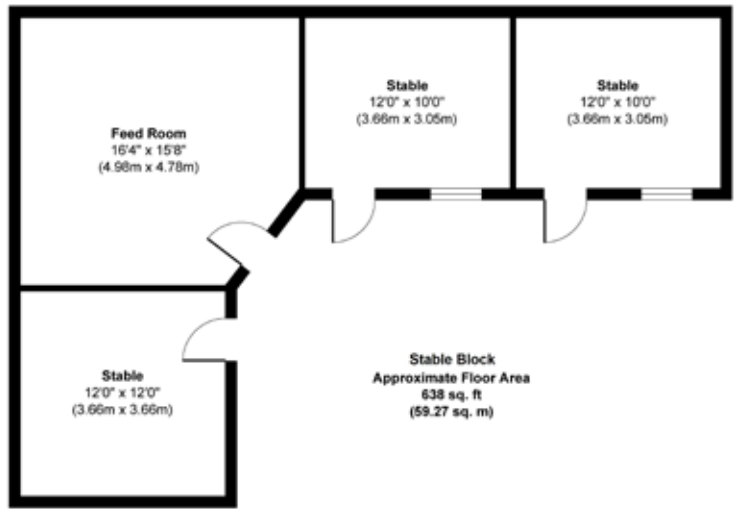




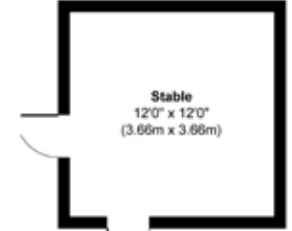
Ground Floor  
Approximate Floor Area  
1256 sq. ft  
(116.68 sq. m)



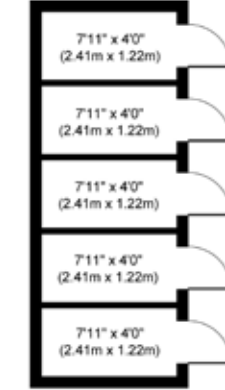
First Floor  
Approximate Floor Area  
539 sq. ft  
(50.07 sq. m)



Stable Block  
Approximate Floor Area  
638 sq. ft  
(59.27 sq. m)



Stable  
Approximate Floor Area  
144 sq. ft  
(13.37 sq. m)



Kennels  
Approximate Floor Area  
168 sq. ft  
(15.60 sq. m)

Approx. Gross Internal Floor Area 1795 sq. ft / 166.75 sq. m  
Approx. Gross Internal Outbuildings Area 950 sq. ft / 88.24 sq. m  
Approx. Gross Internal Floor Area 2745 sq. ft / 254.99 sq. m (Including Outbuildings)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**Local Authority:** North Northamptonshire Council

**Council Tax Band:** D

**Services:** Mains Electricity, Water and Drainage, Oil Fired Central Heating

**Tenure:** Freehold

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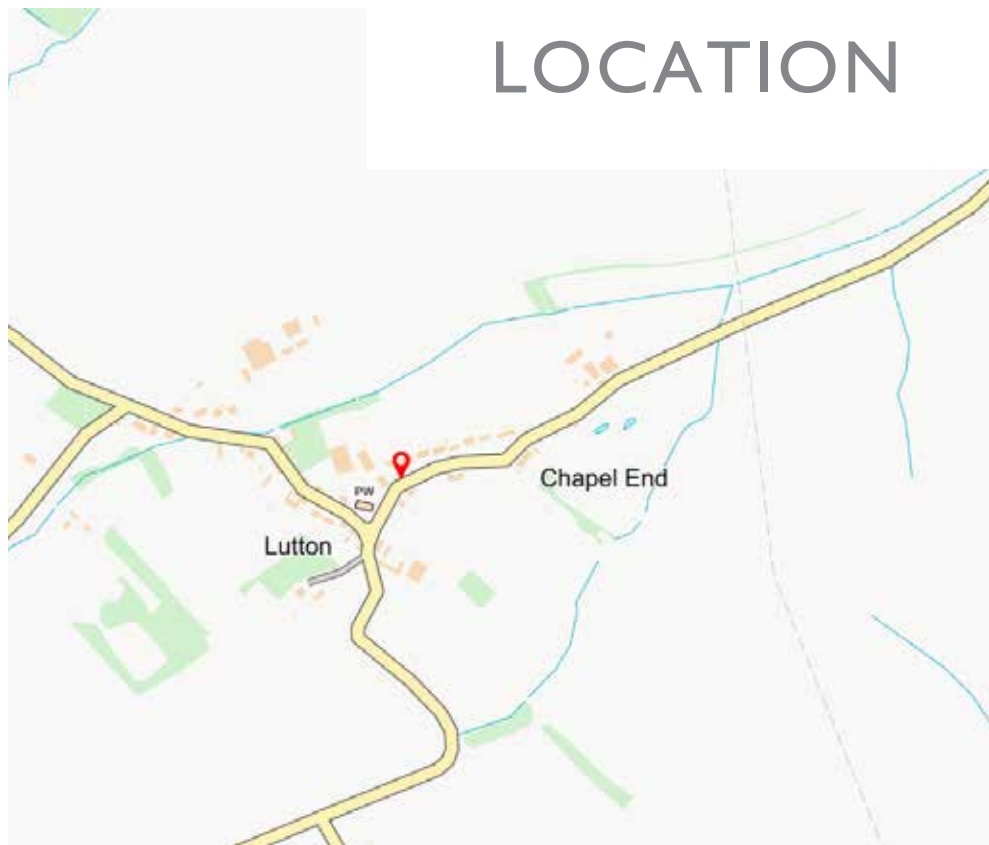


Agents notes:  
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FOUNDATION

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