



West Street
Kings Cliffe | Northamptonshire | PE8

FINE & COUNTRY

KEY FEATURES

- A Captivating Double Fronted Grade II Listed Georgian Property
 - Located Centrally in an Attractive East Northamptonshire Village
 - Hallway, Reception Room, Snug, Study or Formal Dining Room and WC
 - Open Plan Kitchen / Breakfast Room / Garden Room Plus Utility and Pantry
 - First Floor Comprises of Three Double Bedrooms and a Family Bathroom
 - Second Floor Provides Space for Two Further Bedrooms and a Shower Room
 - Attractive, Generous Predominantly Lawn Garden with Two Patio Terraces
 - Secondary Property: Double Garage and Potting Shed with Studio and Office Above
 - Off Road Parking for Two Cars in Front of the Double Garage on Wood Road
 - Total Accommodation of Main House Extends To 2954 Sq. Ft.
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Seller Insight

"I have lived here for about twenty years, the place where I have brought up my children, but over time the use of rooms have changed – it's a very flexible house. Since creating the garden room, which is in the middle of the house, we spend all our time in there or in the connecting snug. It's going to be hard to leave behind!"

"A datestone, now inside the garden room, indicates the house dates to 1702 although it ranges from this through to late 18th century, with parts early 19th century such as the three-storey façade to the front."

"It has been a fantastic family home and a great place for having people to stay as there is so much room. The garden is quite private as it is barely overlooked and perfect for both children and dogs as it is completely safe and walled all round. There are two patios, one in shade and one in sun, and scope to create more beds and borders if you like gardening."

"Parking has never been a problem. We tend to park along the roadside to the front but there is lots more room at the back in Wood Road with an entrance through a door in the wall."

"The outbuilding has a lot of potential if you wanted to create an annex [subject to planning]. We have a fully functioning home office in an upstairs section, as well as a and a double garage and store on the ground floor with another room above."

"We are right in the very heart of the village surrounded by lovely stone buildings, with everything on the doorstep. It's a very vibrant community with a lot of amenities such as a primary school, a shop, a bakery, a church and a brand-new modern sports centre, all within an easy walk. The sports centre is called King's Cliffe Active and has a gym, tennis courts, football pitches and countless facilities – just a 3 minute walk from the back gate!"

"The surrounding countryside is spectacularly beautiful and there are some wonderful walks from our door too. There's a 3 mile walk through Fineshade Wood (owned by Forestry) with a café at the end, or you can take children on bikes as it is so safe. It's also about a twenty-minute drive to Rutland Water where you can walk, cycle or enjoy all sorts of water sports."

"You have the best of both worlds here: despite being a rural village it is easy to get to London (or other cities) with trains from Peterborough or Corby taking around 50 minutes. We love to go shopping in Cambridge which is about a 50-minute drive as the roads are so good, virtually dual carriageway all the way. Equally, there are some lovely market towns nearby such as Stamford where we love to go to the cinema – there are so many options!"





A superb, 18th century, Grade II listed property sits in the very heart of the highly sought after, conservation village of King's Cliffe, equidistant from Stamford to the north, Oundle to the south and Uppingham to the west. The stone house, presented in beautiful order and set over three floors, is the perfect blend of charm and character in the predominantly old part and modern living in the new kitchen and contemporary garden room created at the back. In addition, at the end of the garden, an outbuilding offers an excellent home office as well as an opportunity to convert into a self-contained annex, for instance, subject to the necessary planning consents.

The handsome, stone house under Collyweston slate roofs, has two entrances from the street, one into the hall, one into the kitchen. The former leads to an inner hall opposite which is the large, dual aspect sitting room, very cosy with its cocooning, warm red on the walls and an impressive, stone inglenook fireplace housing a log-burner whilst the surprisingly high ceiling is a blanket of overhead beams. The downstairs, with its extensive limestone flooring with underfloor heating in the modernised areas, provides a number of reception rooms with a snug, also containing a log-burner, leading off the superb, modern garden room, and a sizeable study. Not only does the new, quality, bespoke kitchen with its pale, granite worktops, have a walk-in pantry but there is a separate utility room too.





Both the sitting room and the garden room have bi-folding doors that create a wonderful connection with the outdoors in summer and on warm, spring and autumn days where a paved patio becomes an extension of the house.

With five bedrooms in total, four very generous doubles, recently refitted bathrooms are on each of the two upper floors. Every bedroom has some form of built-in storage from a huge wall of bespoke wardrobes in the largest to a small one in a niche in a top floor bedroom. The principal bedroom is particularly spacious enhanced by its spectacular vaulted ceiling, and benefits north and south facing windows, with an extra, lofty dormer window to the south.

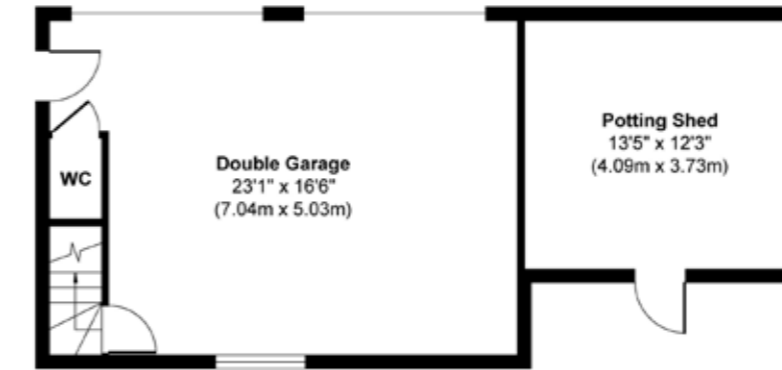
Outside, the completely enclosed, walled garden stretches from the patio up steps onto a lawn with a further patio for al fresco dining or relaxing in the sun. Relatively low maintenance, being mainly lawn, there are some mature shrubs and trees, and at the far end to the side of the outbuilding, a greenhouse. Access onto Wood Road is through a door in the wall where there is off-street parking for up to four vehicles whilst a pair of garage doors open into the outbuilding, along with pedestrian side access.

Inside this quite substantial, slate-roofed, stone building a staircase leads up to the first floor where skylights illuminate the space naturally and a door at one end opens into the office, also reached directly by an external metal staircase from the lawn. This is currently used as a home office and has heating and power and where there are excellent internet speeds, as there are to the entire property with fibre optic broadband.

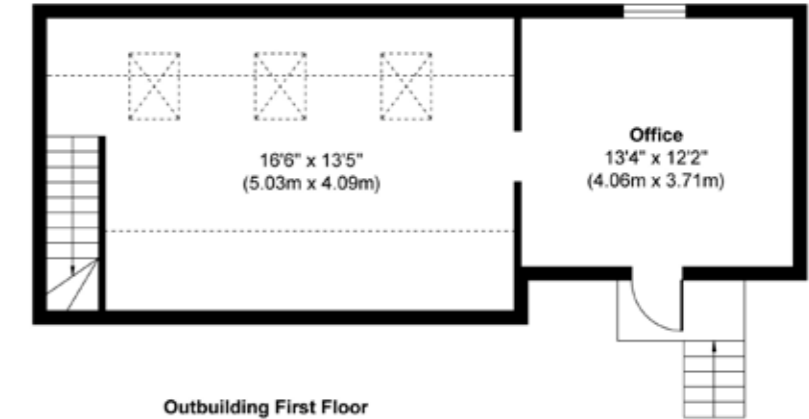








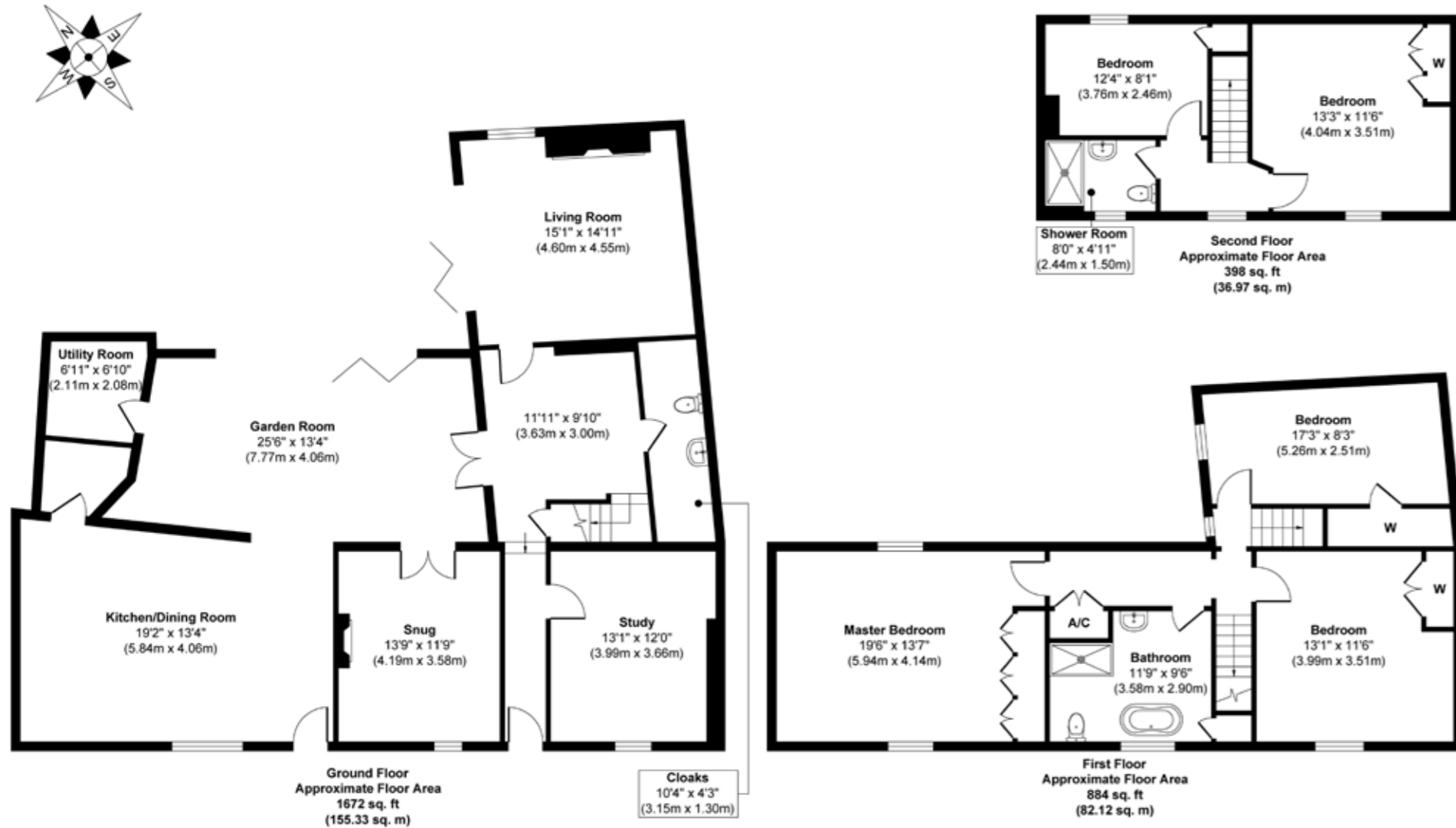
Outbuilding First Floor
Approximate Floor Area
549 sq. ft
(51.00 sq. m)



Outbuilding First Floor
Approximate Floor Area
501 sq. ft
(46.54 sq. m)

King's Cliffe is a very attractive, predominantly stone village with an Ofsted rated Good primary school at its centre along with All Saints' & St. James' Church. It also benefits a store with post office, a bakery, a greengrocer, a doctors' surgery and a pub serving food and with rooms, and a new community sports centre all within walking distance of the property. Situated on Willow Brook river in a pretty, rolling landscape, there are many footpaths to explore the surrounding countryside.

The village is conveniently close to the A1, the A47 and the A43, about 4 miles and less than 10 minutes away, with Stamford and Oundle about 15 minutes, and the city of Peterborough about 20 minutes where fast trains to London take around 50 minutes making this an ideal family home for a commuter.



Approx. Gross Internal Floor Area 2954 sq. ft / 274.42 sq. m
Approx. Gross Internal Outbuilding Area 1050 sq. ft / 97.54 sq. m
Approx. Gross Total Area 4004 sq. ft / 371.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



The property is a Listed Building and therefore does not require an Energy Performance Certificate

Local Authority: North Northamptonshire Council

Council Tax Band: F

Services: Mains Electricity, Water, Gas Central Heating

Tenure: Freehold

DISCLAIMER:

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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LOCATION

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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