



WADENHOE LODGE

WADENHOE | NORTHAMPTONSHIRE



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WADENHOE | PE8 5SZ

A large country house enjoying grounds of 4.22 acres, set in a rural position over-looking truly unspoilt countryside.

Oundle 4 ½ miles Peterborough 14 miles Huntingdon 18miles Cambridge 35 miles



Panelled Hall | Drawing Room | Living Kitchen | Sitting Room | Games Room | Conservatory | Study | Boot Room
Galleried Landing | Master Suite | Two Guest Suites | Sitting Room | Family Bathroom | Three Further Bedrooms
Stone Garden Room | Grass Tennis Court | 1 Bed Annex | Workshop
Formal Gardens | Paddock | Woodland Walk

BERRYS



42 Headlands, Kettering, NN15 7HR
T 01536 532373
E info@berrys.com

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ
T 01832 274732 E info@woodfordandco.com
and in Mayfair at
Cashel House, 15 Thayer Street, London W1U 3JT

Location

Wadenhoe is an ancient settlement set above the banks of the River Nene amongst gently rolling countryside within the 'Special Landscape Area'. Many of the buildings within the village are Listed as being of special architectural or historic interest. Wadenhoe House dates from around 1657 and the church of St Michael and All Angels, situated to the West of the village is thought to be built upon the site of a Saxon settlement. There are footpaths and bridleways leading from the village to the neighbouring countryside. The beautiful town of Oundle lies about 4 miles to the North and provides a range of traditional, family run shops, businesses and restaurants, set around the Georgian Market Place. There is an excellent choice of schooling, both private and state, within the area. Peterborough, Huntingdon and Kettering are within reasonable driving distance and each has a main line rail station.

The Property

Set in some of the most tranquil and unspoilt countryside of Northamptonshire, Wadenhoe Lodge is large country house set within formal grounds of 2 acres with a further 2.22 acres of rough woodland set along the historic path known as the Lyvden Way, which runs adjacent.

The property is set 1 mile from Wadenhoe and is approached over a private track leading up into the centre of the Wadenhoe estate past Mill farm upper buildings. At the end of the track there are two entrances in to the property. The main entrance leads over a cattle grid onto a gravelled drive and passes the attractive 19th century double gabled and dormer windowed south facing limestone façade under a Collyweston roof, to a large gravelled and walled parking area with un-interrupted views of several miles across open countryside.

Originally part of the Wadenhoe Estate, the house dates from around 1850. Sympathetic alteration and extension took place in 2006, creating a substantial and versatile country house with each room displaying



period features and enjoying views over the gardens or surrounding countryside.

The house has a fully oak panelled hallway of a Jacobean period styling, with floor to ceiling ornate oak panelling and flagged stone floor. Full height oak panelled double doors with embossed and emblazoned door furniture and handles lead into the drawing room which has a central open fireplace with carved stone surround, ashlar stone backing and hearth and oak panelling above. There is plenty of light from the large stone mullioned windows.

The sitting room is great for daily family life, being adjacent to the kitchen, but also having access to the drawing room and to the conservatory. There is a carved stone fireplace with limestone hearth and oak side cupboard. The conservatory is a wonderful addition to the house with heating beneath the tiled floor and double glazed windows over-looking the pond and gardens beyond.

The farmhouse kitchen is the heart of the home with access to the various reception rooms and to the main hall. There is ample room with bespoke units and a four oven Aga with maple shelf above, to one end, space for a large dining table in the centre and chairs set around the open fireplace to the other end. There are wide oak floorboards and an attractive, central Gothic doorway opening to the garden.

The games room is entered via a concealed, oak panelled door from the hall. This large room has two pairs of French windows opening to the West facing terrace. There is also a door to the drive and access to a cloakroom / WC, offering scope for use as an annex or home office if required.

The study is set beyond the kitchen and has direct access from the drive. It has a range of fitted cupboards. There is a useful boot/ utility room with space for appliances. Adjacent is the WC which also houses the oil fired boiler.

There are two staircases to the first floor. The back stairs run directly from the kitchen to the upstairs sitting room but the principle staircase leads from the panelled hall, past a large mullioned, east facing window to the galleried landing.

The master suite comprises a dressing room with

built-in wardrobes, a large bathroom with spa bath, and a large bedroom enjoying a double aspect. The principle guest suite is also entered via the galleried landing, but it also has its own access via an external, stone staircase from the drive, allowing separate access from the house if needed. The bedroom has full height glazing to one wall with a marvellous view over the surrounding countryside. A lobby, dressing room and shower room lie adjacent.

The first floor sitting room can be accessed directly from the galleried landing or the four remaining bedrooms. This comfortable room has a pitched ceiling, a stone fireplace with wood burning stove set to one wall and there are views to the south over the garden.

The second guest suite has a large bedroom enjoying easterly and southerly views. There is a shower room to one side. A corridor leads from the sitting room to three further bedrooms and a family bathroom.

Outside

The house sits well at the end of a gravelled drive with a large south-facing lawn to the front. To the east of the house is a large, gravelled parking. Planning Permission has been granted for the erection of garaging with store rooms above. There are terraces to the north and west of the house with formal, raised beds. Paths lead past the vegetable garden to the annex and also around the pond to the garden room and to the tennis court. A second gated drive provides vehicle access to a shingled parking area where planning permission has been granted for the erection of stabling. A further gate opens to a yard which contains a large timber garage / workshop. The paddock is enclosed by post and rail fencing and mature hedging. The gardens and paddock measure 2 acres.

The Garden Room

The garden room is built in stone with a vaulted ceiling and a large open fire / barbecue. There are large gothic windows and doors opening to the terrace with views over the pond and grass tennis court beyond.

The Annex

A part timbered and brick outbuilding which has been converted to ancillary accommodation giving a bed sitting room kitchenette and bathroom with WC.

The Lyveden Way

This is an ancient route to Lyveden Manor and to the Bearshanks woodland. Wadenhoe Lodge owns part of this track with spinney and woodland running alongside, in total an area of approximately 2.20 acres (sts).

Planning Permission There is consent for a triple garage with store above and separate stabling, granted by the East Northants Council under reference 05/02346/FUL.

Services Mains electricity and water. Private drainage. Oil fired heating.

Tenure Freehold, with vacant possession upon completion.

Local Authority East Northants Council. Tel: 01832 742000.

Viewing Strictly by appointment with the agents Woodford & Co T:01832 274732 or Berrys T:01536 532373.

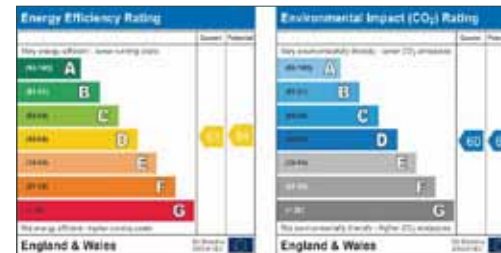


Proposed Garaging



Proposed Stables and Tack Room

Main House



Annexe



Wadenhoe Lodge, Wadenhoe, Peterborough

Approximate Gross Internal Area

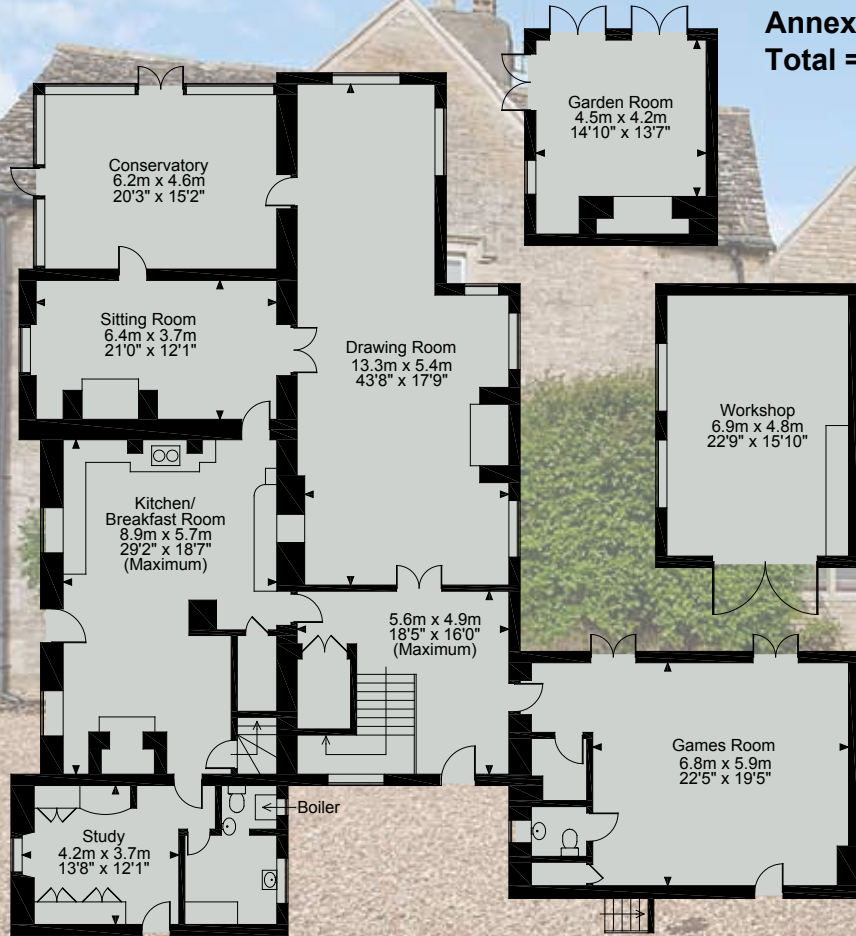
Main House = 5750 Sq Ft/534 Sq M

Workshop = 360 Sq Ft/33 Sq M

Garden Room = 246 Sq Ft/23 Sq M

Annexe = 288 Sq Ft/27 Sq M

Total = 6644 Sq Ft/617 Sq M



Ground Floor

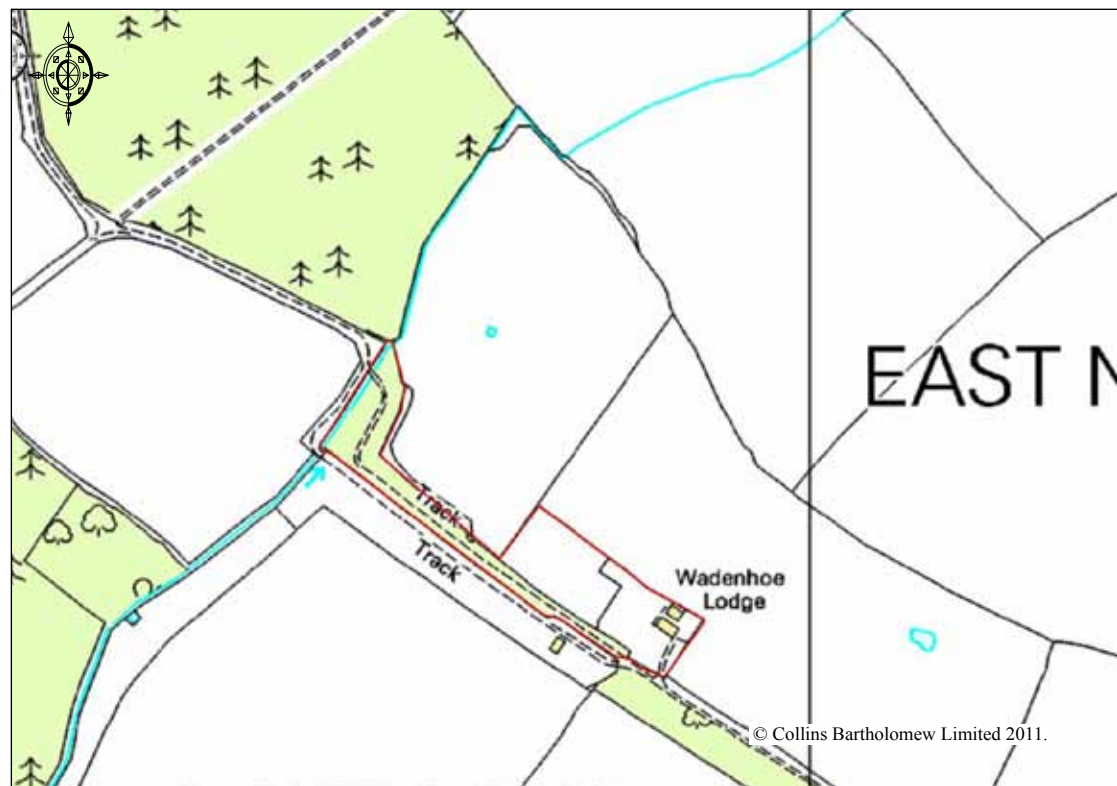
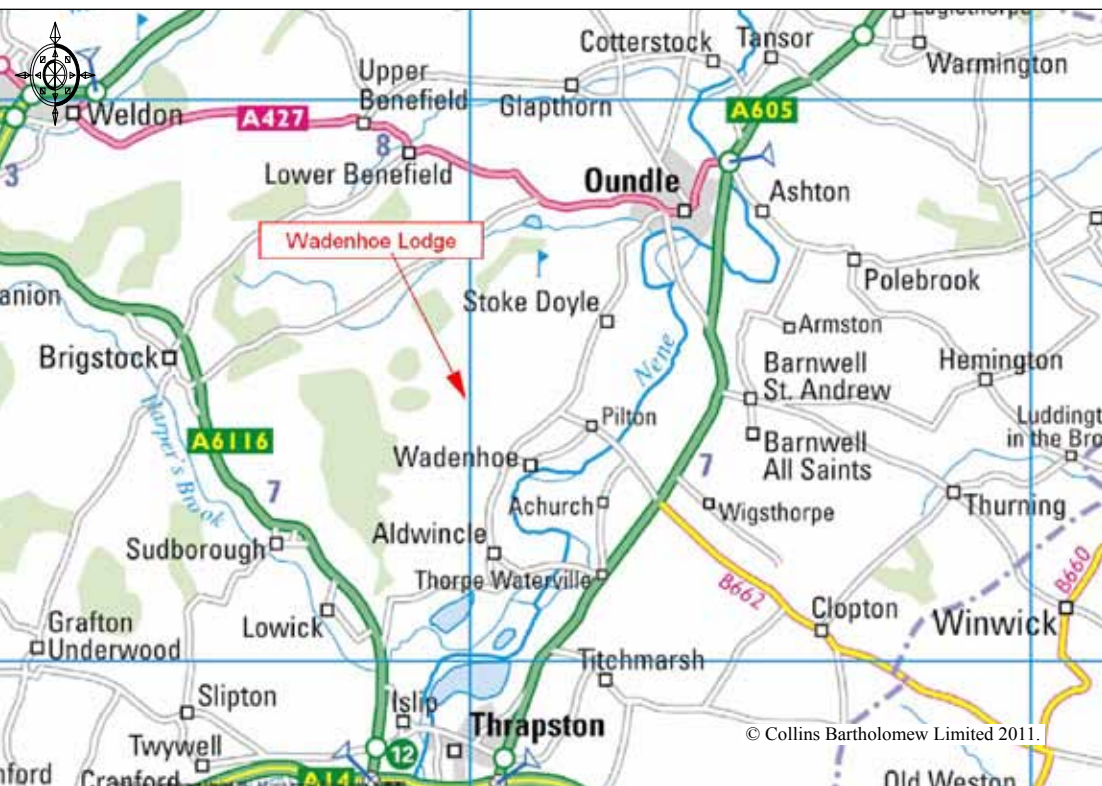
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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