



**BERRYS**  


**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS

**THORPE CASTLE HOUSE**  
THORPE WATERVILLE | NORTHAMPTONSHIRE



# THORPE CASTLE HOUSE

THORPE WATERVILLE | NORTHAMPTONSHIRE NN14 3ED

Oundle 5 miles Thrapston 3 miles Kettering 12 miles Peterborough 17 miles Huntingdon 19 miles Cambridge 34 miles  
Mainline rail to London from Peterborough, Huntingdon, Kettering and Wellingborough with journey times from 50 minutes.



An attractive Grade II listed stone house dating from mid-16th century set in historic grounds of 9.65 acres, with a mediaeval Long Hall, and the site of a Norman castle, fortified in 1301 by Bishop Walter de Langton

Hall | Snug | Cloakroom | Dining Room | Drawing Room | Kitchen | Study | Six Bedrooms | Three Bathrooms

Long Hall Listed Grade 1 | Detached Double Garage Plus Workshop | Large Guest Flat | Formal Gardens | Paddocks and Stream

For Sale By Private Treaty

**BERRYS**

42 Headlands, Kettering, NN15 7HR  
T 01536 532376 E mark.carroll@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

Set on the banks of the River Nene, Thorpe Waterville has a rural feel with water meadows and a heronry on the periphery, and footpaths, including the Nene Way, following the river as it winds its way to Wadenhoe and beyond, to the Wash. The village lies between the historic market towns of Oundle and Thrapston each providing good shopping and leisure facilities, as well as an excellent choice of schooling. The towns of Peterborough, Huntingdon, Kettering and Wellingborough are all within reasonable driving distance, each providing extensive facilities as well as main line rail links, with journey times to London from 50 minutes. The A14 lies about 3 miles to the South and the A1(M) about 9 miles to the North.

## Historical Information

Thorpe dates back to the time of the Danish invasion and denotes an outlying settlement. Waterville was taken from the name of Ascelin de Waterville, the knight who first inhabited the Norman castle on the site. In 1301 Walter de Langton, Bishop of Lichfield, was granted a licence to crenellate the castle, and reference is made to a fortified gateway and also a chapel.

In 1461 the castle was occupied by the Lancastrian forces during the Wars of the Roses.

Henry VIII is thought to have ordered the destruction of the castle and cannons were reportedly taken from Fotheringhay Castle to carry out the task. The mound and moat are still visible today along with the Long Hall, which is a beautiful Grade I listed structure that was a two storey residence for Bishop Langton. The impressive roof structure suggests that this was built in 1301 when Bishop Langton was accused of stripping a vast quantity of timber from the woods at Pipewell Abbey.

In 2009 an Archaeological Geophysical Survey was commissioned from Northamptonshire Archaeology, by the present owners, Sir Roger and Lady Martin. This was carried out in conjunction with the University of Essex and the results

clearly show the layout of the castle along with the positioning of the towers. A detailed report is available for inspection by interested parties.

## The Property

The present owners have carried out detailed and lengthy restoration and refurbishment works to the property and grounds, creating a comfortable family home in beautiful surroundings.

## Castle House

Set centrally within the grounds, Castle House stands prominently at the end of a lengthy, gravelled drive and has attractive elevations with mullioned windows over-looking the gardens. The accommodation is set over three floors and has been sympathetically updated and refurbished by the current owners, whilst leaving the original features in situ.

A large oak and iron studded door opens to the entrance hall, past the cloakroom and into the snug which has a handsome fireplace as the focal point and a York stone floor. The drawing room has a stone fireplace, oak flooring and large windows over-looking the gardens to the South and West. Across the hall lies the dining room which has a window looking on the terrace and moat beyond. The kitchen has been fitted with an extensive range of bespoke furniture with granite work surfaces. Integrated appliances include electric double ovens, a 5 ring gas hob, extractor hood, a microwave oven, fridge freezer and a dishwasher. A stable door leads into the garden.

An oak staircase leads to the first floor where there is a split landing. To one side lies the master bedroom suite which comprises a sitting room, dressing area, bathroom and bedroom with bespoke furniture including a four poster bed and wardrobes. Also on this floor are two further bedrooms and the family bathroom.

The stairs continue to the second floor where there is a study area on the half landing which leads onto a central landing with three double bedrooms and a bathroom.

## The Long Hall

This beautiful stone building dates from 1301 and was constructed by Bishop Walter de Langton and used as a residence with a large open hall and the Bishop's rooms on the first floor where there are two chamfered circular windows and a corbelled chimney. The Long Hall was converted to a barn, probably in the 18th or early 19th century and large doors were inserted into the side elevations. A gallery was added which runs around the inside of the barn at first floor level. The building has recently been re-wired and re-thatched and is now used as a function room for private parties and concerts.

## Garaging

A detached garage block with two garages, a workshop and tool shed. There is a utility / laundry room to one end.

## Guest Flat

Set above the garaging and workshop is a well appointed flat with entrance hall, large living room with kitchen area, a double bedroom and a bathroom. Stairs lead to the second floor where there is excellent attic storage.

## The Grounds

The lengthy gravelled drive runs through an avenue of trees with paddocks to either side. A lawn stands

in front of the house and to one side is the Long Hall. To the West lies the castle mound which is partially moated. There is a large flagstone terrace to the south of the house which leads on to the formal lawn. The terrace extends to the West and is covered by a pergola and over-looks the moat. A paddock to the East has been planted with a large number of native trees, now in their third season of growth. An orchard area has the moat to one side and Thorpe brook to the other. Pathways wind through the spinney on the southern boundary. In all the grounds extend to approximately 9.65 acres.

## Services

Mains electricity, gas and water. Private drainage. Gas fired central 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 01832 274732 or Berrys 01536 532376.





**Thorpe Castle House, Thorpe Waterville, Kettering**

**Approximate Gross Internal Area**

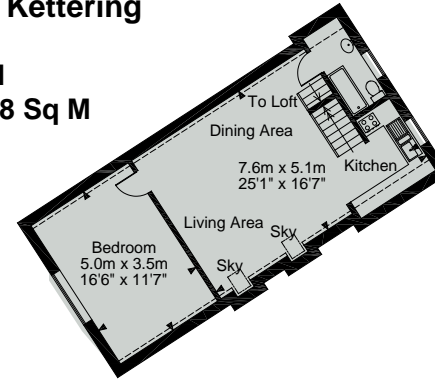
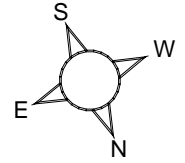
**Main House = 3301 Sq Ft/307 Sq M**

**Garage, Workshop & Store = 516 Sq Ft/48 Sq M**

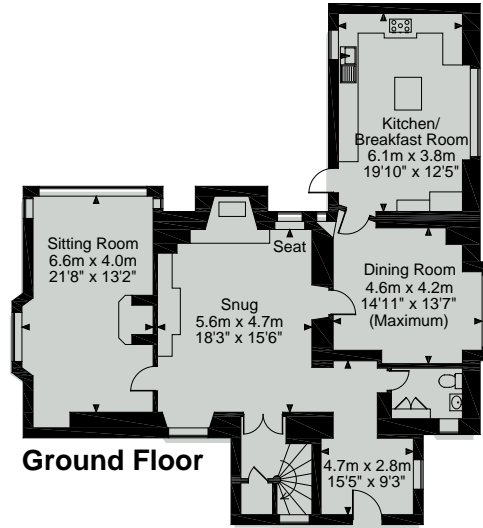
**Annexe = 726 Sq Ft/68 Sq M**

**Long Hall = 2099 Sq Ft/195 Sq M**

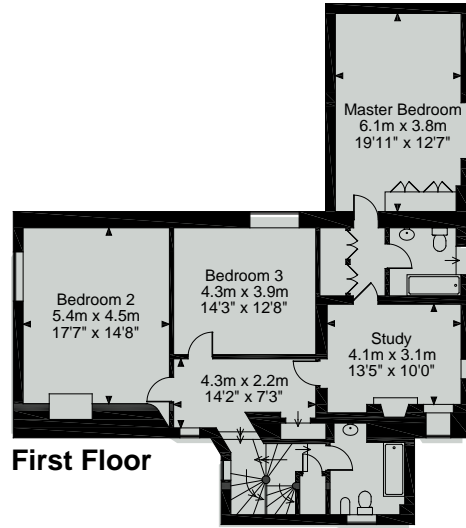
**Total = 6642 Sq Ft/618 Sq M**



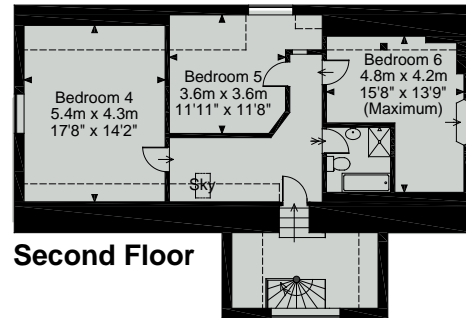
**Annexe First Floor**



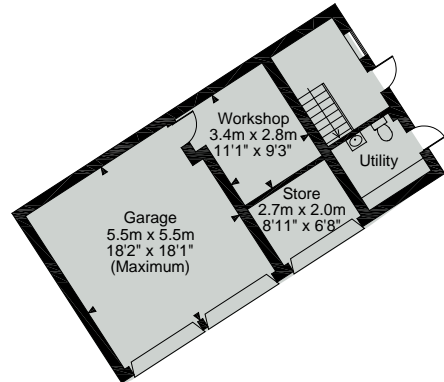
**Ground Floor**



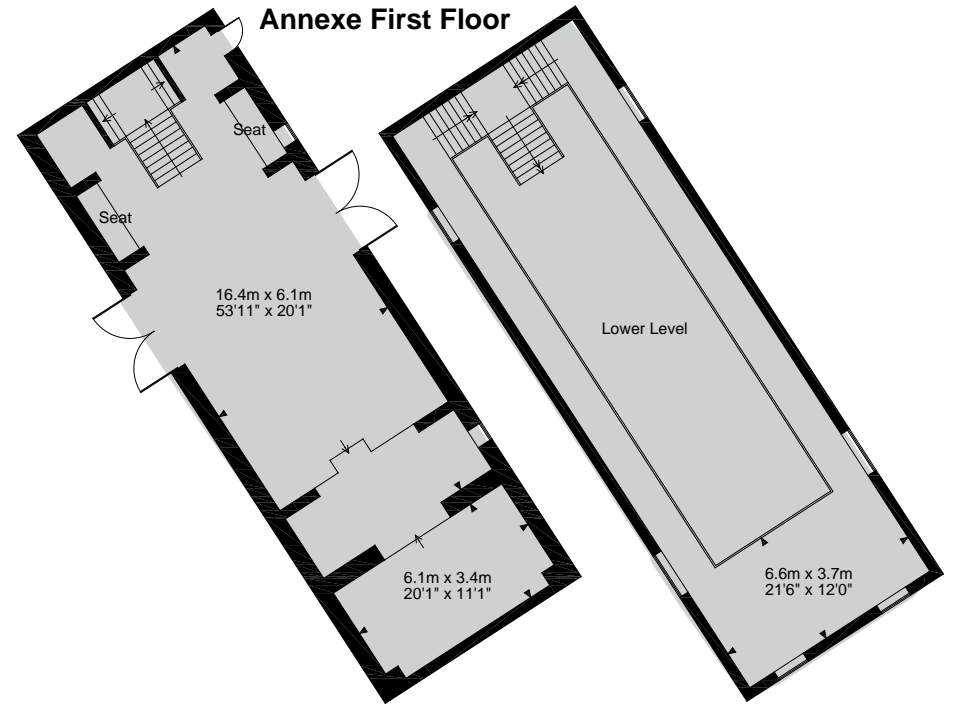
**First Floor**



**Second Floor**



**Annexe Ground Floor**



**Long Hall Ground Floor**

**Long Hall 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8134583/MKB





Note: Woodford & Co and Berrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of the agents has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.