



B A Y T R E E H O U S E
W E L D O N

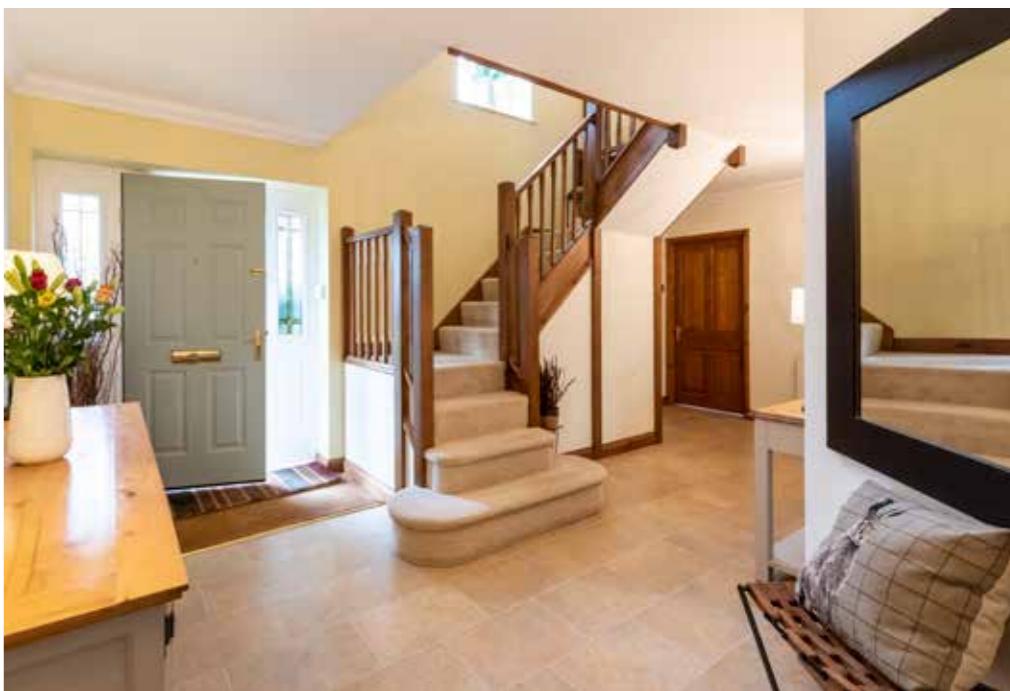


A WARM WELCOME

Welcome to Weldon, a village with a thriving community, home to Baytree House; a stunning home that captures the quintessential beauty of village life in its name and within its walls.

Enter the private cul de sac and pull onto the driveway, where a detached double garage with up and over doors is on hand. Manicured gardens stretch out to the front, bordered with hedging to provide privacy, with lavender hedges and a mature flowering cherry tree lining the rustic brick footpath to the front door providing a colourful and fragrant welcome.

Step into the broad and bright entrance hallway. Immediately, architectural elements entreat the eye, glazed oak double doors, an angled wall to one side and a striking split-level staircase to the left.





BAYTREE HOUSE



Double doors to the right open to the sitting room, where an entrancing handmade brick fireplace captivates attention. Inset is a wood-burning stove, with an oak mantel beam sourced from a now derelict barn situated in Ashley in the Welland Valley. Light streams in through two large windows to the front; to the rear, steps lead down to the vaulted snug, a cosy retreat bathed in sunlight, where French doors open out onto the terrace.



REFINED DINING

This home is ideal for entertaining, with guests able to mingle indoors and out with ease. A dining room with formal flair provides a spectacular reception to entertain. Capture a glimpse of the verdant and expansive lawns through the window to the rear garden.

Steps lead up to double doors opening back out onto the entrance hallway. Sneak a peek at the large cloakroom, handy for guests, conveniently located near the kitchen, dining room and adjacent to the home office.

WHAT THE OWNERS LOVE...

"We love the country-style feel of Baytree House – it's the ideal home for entertaining, and the mature, private garden is perfect for hosting family and friends. Exposed rustic brick walls and oak beams feature throughout this unique home. Baytree House offers rural living in a wonderful village setting!"

BAYTREE HOUSE

WHET YOUR APPETITE

Whet your appetite for life at Baytree House, as you continue through the double doors to the kitchen. Dressed in light tones which pervade throughout the home, discover a wealth of cupboards, drawers and storage space alongside an array of fitted appliances. What better place to create those culinary delights? South facing, light permeates the room, drawing out the colour in the exposed, rustic brick wall whilst simultaneously framing views out over the garden.

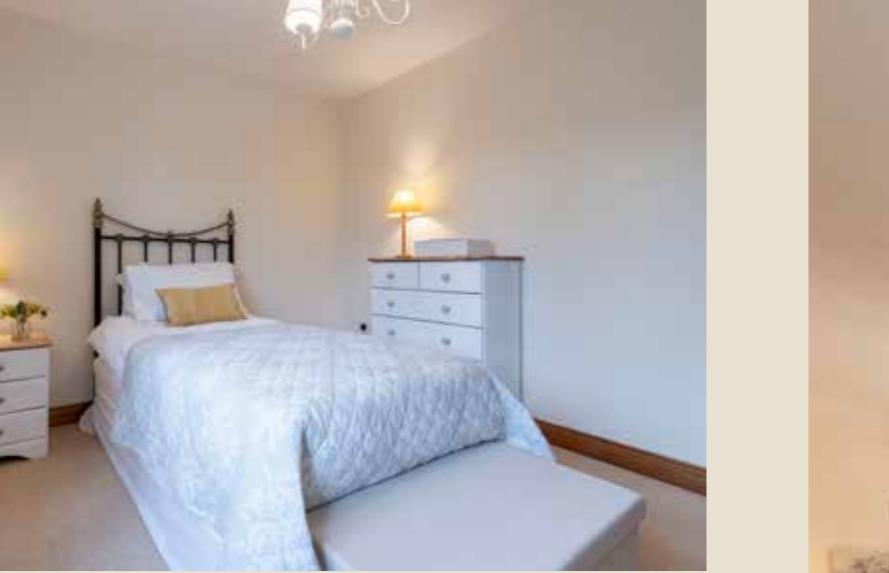
Designed for family living and entertaining, the kitchen opens up into a dining area, set before a large bay window with oak beam above, overlooking the garden.

FLOWING SPACES

Peek through to the large laundry room, where there are further built-in cupboards and plenty of space to remove muddy boots after your country stroll.

Take the split-level staircase rising to the first floor, passing a picturesque arch window before emerging onto the spacious gallery landing, a bright space with a handy storage cupboard.





ROOM FOR ALL

A bountiful guest suite will delight your guests. With stylish built-in double wardrobes and views overlooking the garden and beyond. With its own dressing area and en suite bathroom, your guests will enjoy total privacy.

Next, proceed along the landing to discover two further double bedrooms and a bright, airy family bathroom fitted with bathtub, a separate shower, and integrated WC and wash basin vanity unit.



SOAK AND SLEEP

Seek sanctuary after a busy day in the principal suite, sequestered at the rear. Enter into a dressing area with numerous fitted wardrobes, a convenient spot on those busy mornings after freshening up in the ensuite. Step down into the main room, where the vaulted ceiling rises up above, embellished by velour windows which invite the light in.

Utterly private, wake up to resounding views over the garden and fields beyond.



GREEN AND PLEASANT LAND

BAYTREE HOUSE

The epitome of an English garden, the emerald lawn is impeccably manicured, providing the perfect space for games and entertaining whilst taking advantage of all day sunshine.

Two terraces built from local Collyweston stone provide the perfect places to snuggle around the fire pit or sizzle sausages on a barbecue in the summertime.

Securely gated to both sides, a mature yew tree hedge borders the garden, beyond which glimpse the fields beyond. Peaceful, private...perfection.

Sneak a peek at the impressive double garage; its pitched ceiling offers the potential to create additional storage whilst space to the rear provides an ideal spot for a workbench.



THE FINER DETAILS

Freehold

Constructed 2004

Corby Borough Council, tax band G, £3,061.14 (2021/22)

EPC rating C

GCH, HIVE heating system

Mains electricity, water and sewage

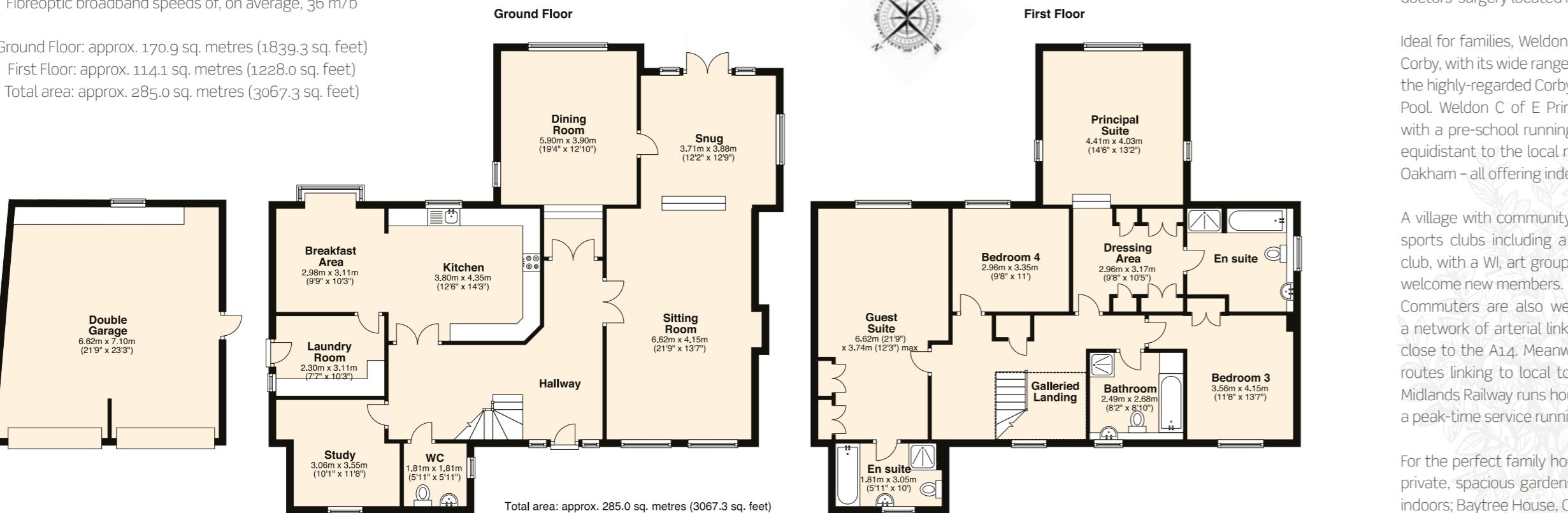
Karndean Flooring

Fibreoptic broadband speeds of, on average, 36 m/b

Ground Floor: approx. 170.9 sq. metres (1839.3 sq. feet)

First Floor: approx. 114.1 sq. metres (1228.0 sq. feet)

Total area: approx. 285.0 sq. metres (3067.3 sq. feet)



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OUT AND ABOUT

Step outside and explore this exclusive neighbourhood; Cricketers Green is dotted with individually designed Francis Jackson, detached stone homes, tucked off a quiet country lane.

Get to know your locals in the locals; Weldon is home to two pubs, the CAMRA-approved Shoulder of Mutton and a former 17th century coaching inn, The George. Amenities are plentiful with a doctors' surgery located in the village.

Ideal for families, Weldon village is two miles from the centre of Corby, with its wide range of shops and leisure facilities, including the highly-regarded Corby East Midlands International Swimming Pool. Weldon C of E Primary School is also within easy reach with a pre-school running in the village hall. Weldon is located equidistant to the local market towns of Stamford, Oundle and Oakham - all offering independent schooling.

A village with community at its heart, Weldon has a number of sports clubs including a cricket, golf and a children's football club, with a WI, art group, and amateur theatre school ready to welcome new members.

Commuters are also well placed, with Weldon located along a network of arterial links including the A43, A427, A6003 and close to the A14. Meanwhile nearby Corby is served by six bus routes linking to local towns and cities. For rail links, the East Midlands Railway runs hourly services to London St Pancras with a peak-time service running north.

For the perfect family home in a peaceful friendly location, with private, spacious gardens, and free-flowing entertaining space indoors; Baytree House, Cricketers Green awaits...

LOCAL DISTANCES

Corby

3 miles (6 minutes)

Oundle

8 miles (14 minutes)

Uppingham

11 miles (22 minutes)

Peterborough

23 miles (32 minutes)





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