



The Old Bakery

Thornhaugh

Evoking Hansel and Gretel fairy tale cottage delights, the stone-built Old Bakery in Thornhaugh is a characterful home that simply 'kneads' to be seen in person for all its quirks and charm to be fully revealed...

A warm welcome

Nestled in the heart of the village and topped in a local Collyweston roof, pull through the entrance and park up on the broad gravel driveway. Ahead, spy the traditional front door set beyond the dappled cottage garden to the front.

Step across the stone threshold, where exposed stone and beams frame a dainty window peeping through to the inglenook fireplace in the room beyond, instantly conveying the history of the home.





Wine and dine

Turning right, step through to the intimate dining room, where a deep-set window captures emerald views out over the cottage garden.

Warmth and cheer permeate the space via the wood-burning stove, captured within a grand stone inglenook. Beams overhead convey the rusticity of The Old Bakery's epoch.



Family spaces

Step through the doorway to the right into a bright sitting room, where sunlight streams in from two windows to the front. Continuing the antiquated ambience, a cream wood-burning stove is set within a stone surround embellished with a solid wood lintel, harmonising with the exposed beam overhead. A glazed rear door aids the light flow whilst also providing easy access out to the

courtyard, perfect for parties. Spacious and ideal for entertaining, alcove shelving is perfect for displaying your treasured items.

The dainty downstairs cloakroom has a lavatory and wash basin.

Cook up a feast

Next, lift the latch and open the wooden door to the spacious and inviting kitchen. Tiled flooring captures the country feel of The Old Bakery, as light serenades the space from the two windows. Rest for a moment in the cute window seat to admire your garden views. With ample surface space to slice, dice and prepare culinary delights, make this your ultimate 'chef's kitchen', with space for all your culinary utensils and essential appliances alongside a large cooker. A kitchen door tempts you out onto the pretty rear garden. Spotlighting overhead ensures this room is as practical as it is pleasant, dressed in refreshing tones which reflect its rural backdrop.

A handy laundry room is ideal for keeping everyday clutter out of the main flow of the home.





Sweet dreams

Open a latched door to reveal a hidden staircase, leading up to the first floor.

At the top of the stairs, turn right into the first of four bedrooms on the first floor; a characterful double, dressed in muted grey with built-in shelving. The roofline adds a homely feel, with a low window evoking the character of the cottage and framing views across the front aspect.

Pause a while to browse the book lined shelves on the landing, before continuing to the second bedroom currently used as a home office; peaceful and quiet, with views out through a deep, latched window.

Character infuses the third bedroom with a deep-set latched window overlooking the front garden and inset stone feature fireplace with wooden lintel.



Bathroom bliss

Bathed in light from a Velux window overhead, discover the refreshing bathroom. Tiled in a contemporary fashion, the bathroom is furnished with bath with overhead shower, whilst the lavatory and wash basin are neatly fitted to a wall with broad mirror set above them.

Dressed in soothing seaside tones, discover the principal bedroom, where bedside lighting is inset in the wall above the bed, making bedtime reading a dream.

Opposite, fitted furniture provides plenty of storage space for clothing, whilst views abound from the leaded windows to three sides. Ideally placed beneath one window is a dressing table, allowing your morning preparations to be accompanied by the most natural lighting.



Home baked charm

Returning downstairs, the final bedroom to discover is situated where the old bakery once was. This charming room is now home to a four-poster bed, and linen-press, and features a spacious en suite with bath, wash basin and lavatory.



Sun and shade

Step outside and soak up the sunshine and solitude in The Old Bakery garden.

A gravel pathway leads to the courtyard terrace, perfect for barbecues and summer soirees. Set upon a large swathe of lawn is a pretty summerhouse; the ideal spot in which to relax and unwind and survey your kingdom.

Take a turn about the wooded area, a haven for wildlife and flowers. Enjoy the fruits of your labour; conveniently nestled near the kitchen is a raised vegetable plot where you can harvest your own ingredients for your evening meal. What could be more satisfying? There is also a greenhouse and garden store to aid you in your green fingered endeavours.

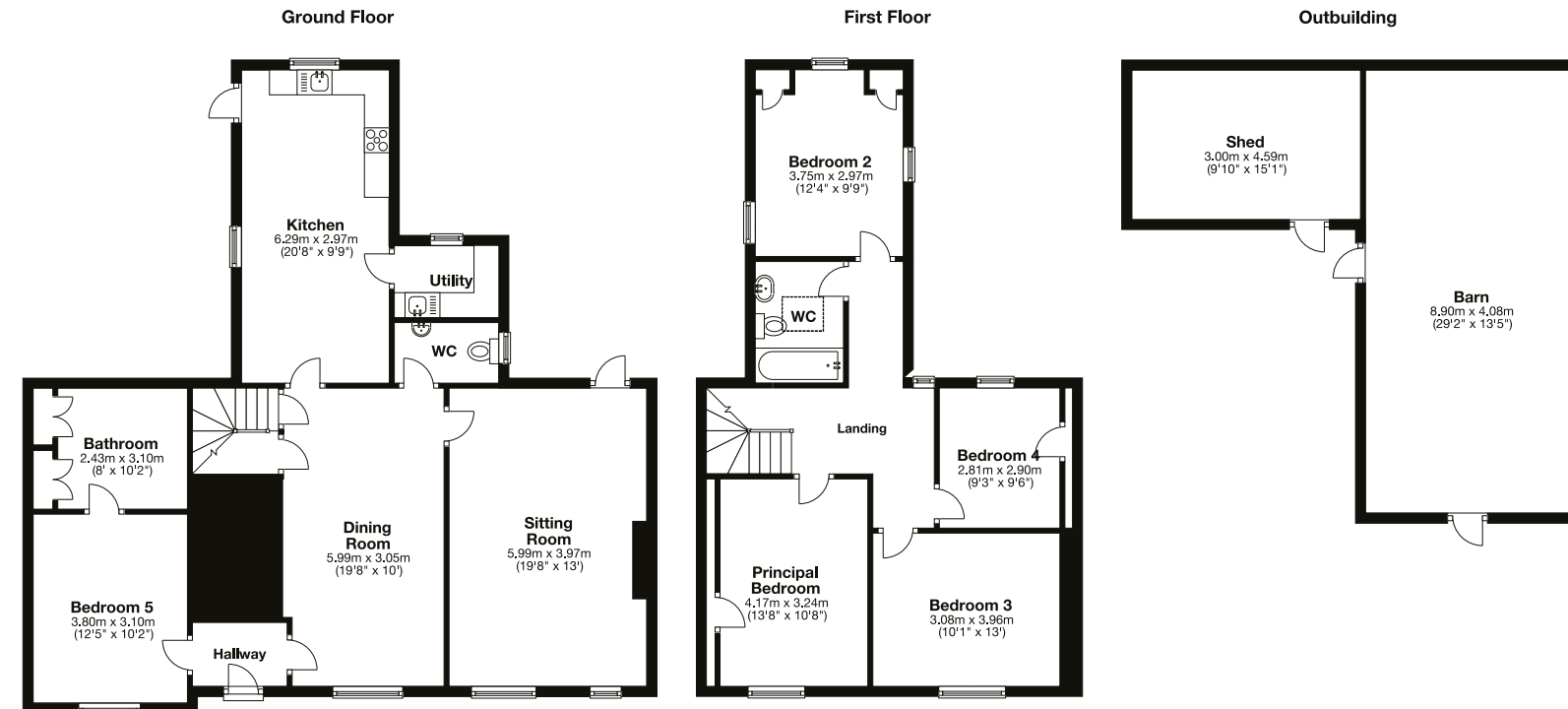
Best of all, time to explore the old stone barn, fitted with a bar and a wood-burning stove, hunker down with friends and family for an ambient evening's entertainment whatever the time of year. There is also the potential to develop this outbuilding for business purposes or convert into an annexe (subject to planning permission), should you desire.



The Finer Details

Freehold
Constructed mid 17th Century
Grade II listed
Oil central heating
Mains electricity, water and sewage
East facing garden
Peterborough City Council, tax band E, £2,259.36
(2021/22)

Ground Floor: approx. 100.1 sq. metres (1077.9 sq. feet)
First Floor: approx. 66.2 sq. metres (712.1 sq. feet)
Outbuilding: approx. 50.4 sq. metres (542.1 sq. feet)
Total area: approx. 216.7 sq. metres (2332.1 sq. feet)



Step outside

Nestled in the heart of the quintessentially English village of Thornhaugh, you need only step beyond the driveway to experience the charms of rural country living: across from the gates a cherry red traditional phone box now hosts the village book exchange, while a neat village green lies to the left.

Surrounded by fields and countryside, the village is aptly titled, Thornhaugh taking its name from the Old English for 'thorn enclosed meadow beside a stream'. Nestled in a conservation area, pay a visit to St Andrew's church, a Grade I listed building dating to the 12th century.

A picturesque and peaceful village, Thornhaugh is surrounded by countryside yet is also set within easy reach of all the essential amenities.

Nearby Wansford, only minutes down the road, is home to a number of convenience stores, 3 pubs, a Post Office, pharmacy and doctors' surgery.

Commuters are also well placed, only ten minutes from the nearest train station at Stamford, while Oakham and Peterborough stations are also within easy reach.

For education, a number of independent schools are close by including the lauded Stamford Endowed Schools, Peterborough School and Kings School.

Searching for quaint country cottage charm, tucked up in tranquillity, with lush gardens and convenient access to nearby towns? The Old Bakery beckons you inside for a slice of how rural family life should taste...



Local Distances

Stamford 5 miles (8 minutes)
Peterborough 14 miles (23 minutes)
Oakham 15 miles (20 minutes)
Oundle 15 miles (26 minutes)

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