



MAPLE COTTAGE  
— HARRINGWORTH —

Dreaming of country living, viaduct views and a separate home office? Make the dream a reality, at Maple Cottage in Harringworth. A characterful home lovingly extended over time to accommodate the ultimate in family living.



## A SENSE OF ARRIVAL

Pull up through the electric gates onto the gravel driveway alongside a large, detached timber garage, dappled in mature trees.

A home steeped in local history, Maple Cottage formerly served as stables to the adjacent School House. Follow the path to the front door and step inside. Freshen up in the handy cloakroom, before emerging onto the oak floor of the welcoming entrance hallway and make your way into the hub of the home.





## CULINARY HUB

The country-style kitchen diner features a central island at its heart, topped in Quartz providing plenty of preparation space, contrasting with the fresh tones of the comforting newly-installed electric Aga. Soak up views through the large window, framing vistas over the garden and out to the nearby paddock. A must-have for all busy homes, the separate scullery offers further handy storage space for all your essentials.

A door from the kitchen tempts you outside to dine on the Indian Stone paved terrace where you can bask in these blissful views watching the sun set behind the iconic viaduct.



## RELAX AND UNWIND

The family-friendly flow of the home continues into the characterful sitting room. Setting the welcoming scene is a grandly-sized stone inglenook fireplace with log burner inset upon a stone hearth, imbuing the room with warmth. A reclaimed railway sleeper lintel harmonises with the sturdy beam overhead.





## BALCONY BLISS

Ascend the split-level staircase, arriving at the first-floor landing. Seek sanctuary in the first spacious double bedroom directly ahead, the highlight of which is a rear balcony, accessed by French double doors, whose unbroken views above the secure and stylish iron balustrades frame sunsets over the neighbouring paddock and countryside.



## FORMAL FEASTING

Wood panelled walls add a sense of formality to the large dining room. Supremely spacious and ideal for summer entertaining, slide open the doors and dine al fresco beneath the wisteria-festooned pergola.



## FULL STEAM AHEAD

A spa-style sanctuary can be found in the shower room with the added luxury of a sauna room coated in marble tones.

# SWEET DREAMS



From the landing, step down into a further double bedroom passing the handy built-in wardrobes. Throw open the doors of the Juliet balcony and breathe in the invigorating morning air before freshening up in the modern en suite bathroom. Arrive next at a double en suite bedroom overlooking the pretty front garden. A home with one final surprise in store, take a second set of stairs up to the converted loft currently hosting two further bedrooms, one with an en suite bathroom. Why not seclude yourself from the hubbub of the home and dedicate this entire floor to a sumptuous principal suite with countryside views?



## SHELTER & SHADE

Time now to discover the gardens stepping out from the dining room onto the Indian Stone paved patio to the front. Breathe in the fragrant blooms of the climbing wisteria, wending its way overhead, perfect for relaxed summer dining you can sit back and admire your lush lawn, bordered by mature trees and shrubs. Take the side path to the rear garden, where the views open up over the fields beyond and out to the viaduct. Beneath the elevated patio, the enclosed emerald lawn stretches out before you; secure and flat making this the ideal spot for croquet, ball games and cartwheels!



## THE FINER DETAILS

- Freehold
- Conservation area
- Gas Central Heating
- Mains electricity, water and sewage
- East Northamptonshire District Council, tax band E, £2333.36 (2021/22)
- EPC rating C
- Planning permission in place for single storey rear extension
- Planning Reference: Planning Reference 14/02160/VAR

## WORK-HOME BALANCE

Outside, following the terrace around, a separate door opens to a bright and spacious home office. Perfectly private and distinct from the main home enabling you to separate work and home life. The possibilities for this adaptable space are endless; could it be your much longed-for home-gym, family games room, artist studio or even an annexe?

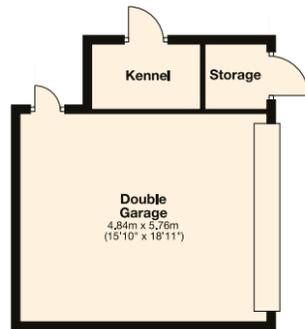
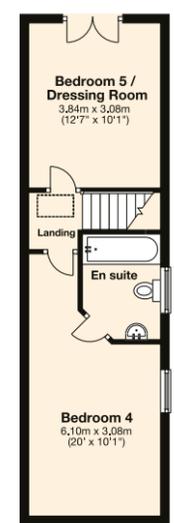
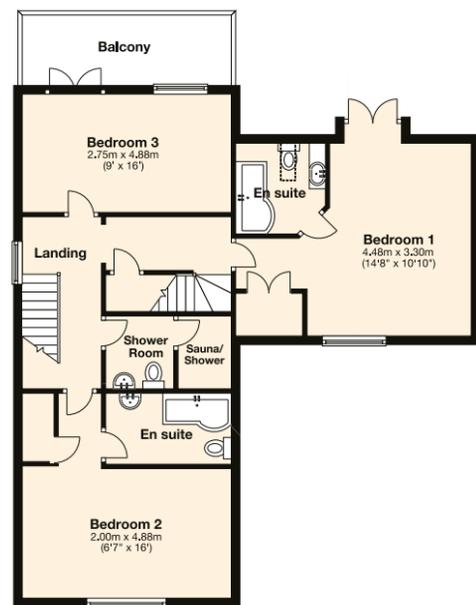
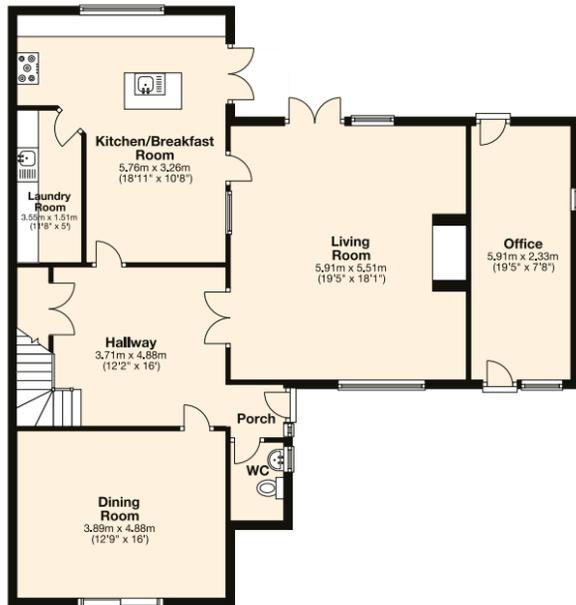


Ground Floor

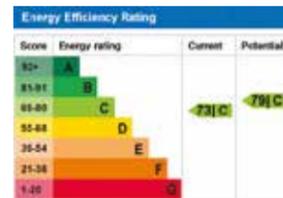
First Floor

Second Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



NOT IN ACTUAL POSITION



Ground Floor: approx. 118.1 sq. metres (1271.0 sq. feet)  
 First Floor: approx. 83.1 sq. metres (894.7 sq. feet)  
 Outbuilding: approx. 34.5 sq. metres (371.0 sq. feet)  
 Total area: approx. 270.9 sq. metres (2916.3 sq. feet)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James 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. Floor plan not to scale and for illustrative purposes only.



## ON YOUR DOORSTEP

Positioned on the edge of the village of Harringworth, you are only moments from the famous Welland Viaduct. Explore the pathways and bridleways which branch out across the surrounding countryside of the village. Why not join the local walking group and enjoy one of the many pleasant routes around the area? A gentle walk after an initial ascent is 'Percy's Path', taking in the stunning views of countryside, village and viaduct from the ridge above Harringworth.

Within the village itself, the church and village hall are a focal point for the community with the much anticipated village pub due to reopen soon, there are also a variety of local clubs offering yoga, gardening and table tennis, plus the renowned riding stables for regular hacks around the countryside.

A short drive from Harringworth will take you to the picturesque market towns of Uppingham, Oakham and Stamford with their treasure trove of pubs, restaurants, shops and amenities. Commuters are ably served by the nearby mainline railway station of Corby, less than seven miles away.

### LOCAL INFORMATION:

- Uppingham 5 miles (11 minutes)
- Corby 7 miles (15 minutes)
- Oakham 10 miles (18 minutes)
- Stamford 12 miles (21 minutes)
- Kettering 15 miles (27 minutes)



Maple Cottage, Gretton Road, Harringworth, NN17 3AD



To view please call the team on  
01572 497 070 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)