



# QUARRY HOUSE

MIDDLETON



Nestled on the cusp of the Jurassic Way, country walks and outdoor living come as part and parcel of Quarry House: a striking and individually designed Georgian-style detached home with annexe, in the thriving village of Middleton.

## RURAL REFUGE

Tranquilly tucked away at the end of a quiet road, with views out over the Welland Valley, Quarry House is set upon the site of an old orchard. Fully renovated, Quarry House has had new life breathed into it via a series of tasteful, sympathetic upgrades.

Pull through wrought iron gates and onto the broad gravel driveway of Quarry House. Across the way, a selection of handsome homes, including the traditional old school house make up the individually designed and peaceful neighbourhood.

Pretty Georgian-style sash windows look out as you approach the front door, dressed in a hint of peppermint green.

Step inside, onto the travertine flooring of the entrance hallway. Neutral tones adorn the walls for a light, bright feel. To the left, a handy store cupboard, whilst to the right, stunning in its contemporary design, an oak and glass staircase rises past a double height window and drenches the hall and landing in natural light.

*What the owners love...*

*“We have loved having the annexe for family and friends to stay over, and the garden is quite magical”.*



## DINE IN STYLE

Ahead, flow through into the kitchen-breakfast room. Ample cream-coloured units blend with the granite countertops. A sash window allows you to enjoy the garden views creating a wonderful spot to create your culinary delights.

Take a seat in your breakfast room to enjoy this room all year around or take the door to the rear terrace for summer al fresco dining with friends and family.

## CREATIVE HAVEN

Next, breeze through to the quiet study; a light room, with oak flooring and an array of built-in furniture - a creative haven with inspiring views out over your glorious garden.



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Sneak a peek at the sumptuous sitting room, where gleaming oak flooring reflects the light streaming in through the duo of sash windows to the front and broad bay window to the rear, framing verdant views out over the elegant rose bushes and garden. Snuggle up on the sofa in the toasty glow of the wood-burning stove set upon a slate hearth.

A door from here cleverly links this part of the home through to the annexe.



## BEDROOM BLISS

Take the striking staircase up to the light-filled landing. Here you will discover three double bedrooms. The first has windows that overlooks the front aspect and an adjoining door into the annexe. The second bedroom soaks up glorious views and is dressed in a wall of fitted wardrobes, making storage a breeze.

Adjacent to here you'll find the family bathroom with bath with shower over, wash hand basin and loo.



Finally, seek sanctuary in your sumptuous principal suite; a bright and light bedroom dressed in comforting latte tones. Sash windows frame views over the garden and woodland, whilst a separate walk-in dressing room is stylishly furnished with fitted wardrobes. Indulge in relaxation in the en suite, fitted with shower, wash basin and lavatory.





## VERSATILE LIVING SPACES

Returning downstairs, from the sitting room, open the door to the self-contained annexe. Step down onto the white oak flooring and sense the distinction between these connecting spaces. A window to the front frames views of pretty flowers, drawing light through. Here, a door set within an archway leads out to the front providing independent access. Store away your essentials in the cupboard beneath the stairs.

Ahead, emerge into the kitchenette, where a central freestanding island also serves as a breakfast bar. A door leads out to an attractive terrace and the rear garden - the perfect place for morning coffee and croissants.

Curve up the staircase, passing the original feature door and emerge into the bedroom, where oak flooring extends underfoot. A window serves up distant views over the Welland Valley. Peep through to the brand new en suite.



*What we love...*

“Quarry House is a fabulous family home, beautifully styled and refurbished and set in serene and spacious established gardens”





## SHELTER AND SHADE

Mature trees stand sentinel around the perimeter of Quarry House, providing perfect privacy front to rear.

Step outside into the rear garden onto the paved terrace, where borders brimming with roses and planting extend to either side. Soak up the serenity and solitude of this home's peaceful position. To the rear, take in views over a neighbouring paddock, whilst in another corner there is access to your own woodland walk. A lush

emerald lawn is the perfect place for a game of badminton, the boundary to the rear etched in dry stone wall. Stone steps lead up to a private circular area, perfect for summer evenings toasting marshmallows around the firepit.

Head behind the annexe to discover a pretty seating area, with gravelled borders and access past a log store and shed back round to the front garden.

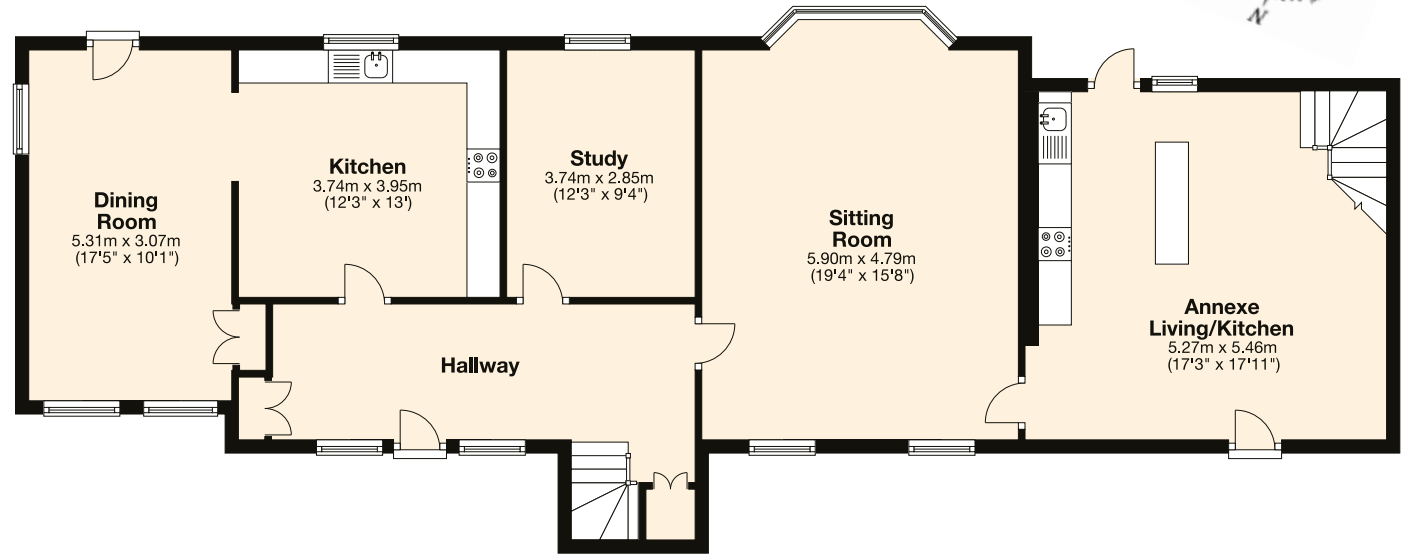




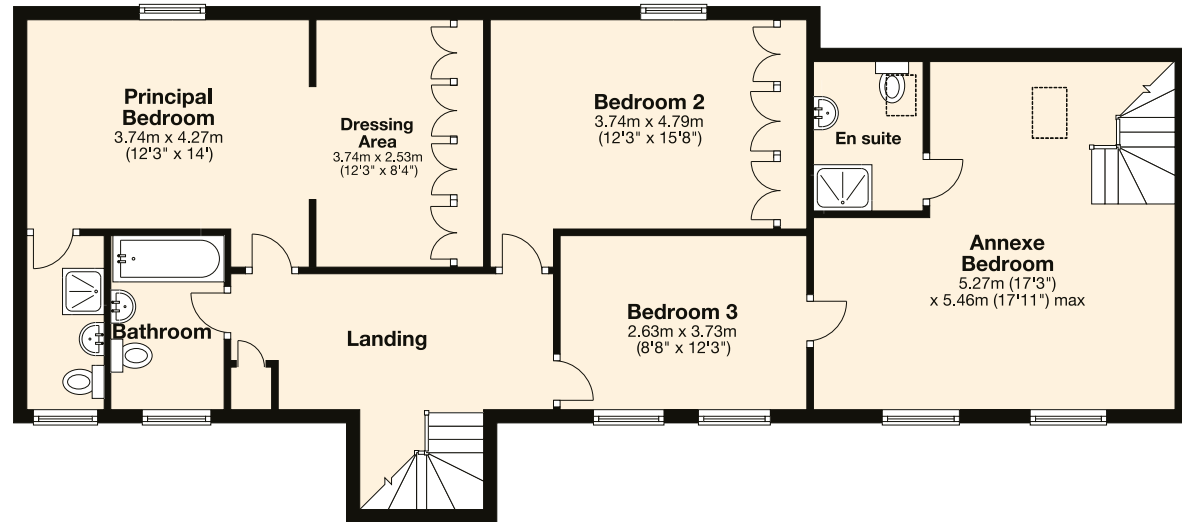
## THE FINER DETAILS:

Freehold  
 Oil central heating  
 Mains electricity, water and sewage  
 North Northamptonshire Council, tax band G,  
 £3,181.72 (2021/22)  
 EPC rating D  
 Plot size approx. 1/3 acre  
 South East facing garden

Ground Floor



First Floor



Ground Floor:  
 approx. 118.9 sq. metres (1279.9 sq. feet)  
 First Floor:  
 approx. 101.7 sq. metres (1094.4 sq. feet)  
 Total area:  
 approx. 220.6 sq. metres (2374.3 sq. feet)



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## IN THE VILLAGE

Explore the pretty village of Middleton, nestled at the foot of the Welland Valley and within the bounds of the medieval Rockingham Forest. Stunning scenery and picturesque countryside surround you in all directions.

At the end of the driveway, turn onto the ancient Jurassic Way footpath, running through Middleton and neighbouring Cottingham. Stroll through the Dale, a natural meadow, peacefully set to the south side of the village.

Explore nearby Cottingham and pick up your milk and morning paper at the nearby shop in one of the nearby pubs or grab a curry take-out from the Indian restaurant in Middleton. This is village life!

For families with younger children, both Cottingham and neighbouring Wilbarston are home to primary schools, while Kingswood Secondary Academy is less than ten minutes' drive. With independent schooling in mind, Uppingham, Oakham and Oundle Schools and Maidwell Hall are all within easy reach, offering day and boarding facilities. Commuting is clear cut, with rail links from nearby Kettering, Market Harborough and Corby into London whilst the market towns of Uppingham and Oundle are close by.

## LOCAL DISTANCES

- Corby** 4 miles (10 minutes)
- Kettering** 8 miles (17 minutes)
- Uppingham** 9 miles (19 minutes)
- Market Harborough** 8 miles (15 minutes)
- Oakham** 15 miles (27 minutes)
- Oundle** 15 miles (27 minutes)



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