



# THE THATCH

HARRINGWORTH



Standing in view of the Harringworth Viaduct in a leafy conservation village, The Thatch is as charming as its location. Built with family in mind, the four-bedroom cottage's quaint stone and thatch frontage belies the proportions of the home.

## SUBLIME SETTING

Timber, electric gates provide privacy and lead you to a spacious gravel driveway ahead of a smart oak garage with pantile roof and built-in log store.

Built in 2009, this characterful home sits in a 0.19-acre plot, basking in views over open countryside and to the iconic viaduct beyond.





## WELCOME HOME

Make your way inside the oak front door into a spacious, light sitting room. An exposed redbrick wall and a log-burning stove instil warmth and welcome. Underfloor heating flows throughout the ground floor. An oak and glass window aids the easy flow of light through to the adjacent study, featuring more exposed redbrick wall, a contemporary log-burning stove and extensive views over the rear and out to the cottage garden to the front. A versatile space, it would also make a cosy snug or an ideal playroom.

Light showers down from the beautiful lantern window onto the oak floor of the dining room. With two sets of oak French doors to the side, it's the perfect place to welcome guests arriving for a summer party.





## CHARACTER TOUCHES

From the sitting room ascend the oak staircase, arriving at a landing area, off which are two double bedrooms, each served by their own private dressing area and en suite. Spacious yet characterful, note the handsome lead-mullion windows and the cute window seats overlooking the village lane below.





## WINE AND DINE

Returning to the ground floor, make your way through to the kitchen, an impactful space set beneath a high vaulted ceiling. Granite worktops provide plenty of preparation space, with bespoke fitted units and a trio of pendant lights suspended above

the island with breakfast bar – the perfect spot to catch up on the day's events while supper is prepared. High rooflights and a window to the side flood the kitchen in natural light, whilst whitewashed beams combine contemporary with character.

Stash all your essentials and utensils in a fabulous walk-in pantry, with space for an American fridge-freezer.



From the kitchen, a latched door leads to the rear lobby - also accessible via double doors from the driveway – where you'll find ample room to kick off muddy boots. Just ahead, the cloakroom contains a handy walk-in shower, basin and lavatory.

A stylish laundry room features ample fitted storage and plumbing for washer and dryer, with a classic Belfast sink set within wooden worktops.



## RELAX AND UNWIND

A further cosy sitting room lies to the rear, where warmth emanates from the wood-burning stove. Soak in the exquisite garden and viaduct views and admire blazing sunsets through the bifold doors. Part-glazed French doors open to the side making this a welcome retreat from the garden and terrace.

From this sitting room, a second staircase, with low level lighting leads up to two further characterful double bedrooms. Both with oak floors, the first bedroom has a sweet window overlooking the double height kitchen below, while the principal bedroom enjoys enviable garden and viaduct views. Both bedrooms are served by a luxurious bathroom.





What the owners love...

“I love how private and spacious The Thatch is; the open views and ever-changing landscape, and the spectacular sunsets over the ancient viaduct. The Thatch is a characterful home set within a wonderful community.”

## SLICE OF PARADISE

Absorb the watercolour sunsets in the evening from the large terrace, as the colours change over the viaduct. A ha-ha to the bottom of the large lawn capitalises on the spectacular country views beyond.

Thoughtfully landscaped and planted, the garden at The Thatch is an idyllic spot to host a summer barbecue, toast marshmallows around a firepit or simply sit at the end of the day with a glass of wine in hand.

## THE FINER DETAILS

Freehold  
 Detached  
 Constructed 2009  
 Plot approx. 0.19 acre  
 Gas central heating  
 Mains electricity and water  
 Septic tank  
 EPC rating C  
 East Northants County  
 Council, tax band G

Ground Floor: approx. 132.2 sq. metres  
 (1423.5 sq. feet)  
 First Floor: approx. 88.4 sq. metres  
 (951.9 sq. feet)  
 Garage: approx. 28.9sq metres  
 (311 sq feet)  
 Total area: approx. 220.7 sq. metres  
 (2375.4 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## ON YOUR DOORSTEP

Explore the peaceful village of Harringworth, famed for its gorgeous viaduct, known as both the Welland Viaduct, or, by locals, as the Harringworth Viaduct – a spectacular sight in all seasons. Wander the local public footpaths and call in for a coffee and cake at Spokes outdoor café during the spring and summer months.

For family days out, Rutland Water is nearby, with its range of golf, watersports, bike riding and picturesque picnic spots. The nearby market towns of Uppingham and Stamford offer an array of independent shops, restaurants, cafés and boutiques.

Quality schooling is in abundance in the area, with independent and state schools in Uppingham, Oakham, Oundle and Stamford.

Commuting is a breeze. Corby Railway Station is just seven miles away, connecting you to London St Pancras in just over an hour. The A43 and A47 connect to all the historic towns and cities this wonderful part of the country has to offer, ensuring you never feel far from the beaten track.



## LOCAL DISTANCES

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





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