



THE PRIORY

— NORTHBOROUGH —



The Priory, once the Vicarage in Northborough, stands as a timeless, elegant, and cherished home. This Grade II listed, six bedroom, detached home tells its story through every stone, a testament to craftsmanship and charm.

WRITTEN IN STONE

Upon arrival, the Collyweston slate roof and the sun dial folly set the tone for the grandeur that awaits within. Surrounded by a picturesque front garden that bathes in the southern sun, The Priory is a sanctuary of tranquility and elegance. The home has undergone a unique evolution over the years, a harmonious blend of Georgian and Victorian architectural styles, sold by the Church of England in 1948, to become a spacious and comfortable family home.



A CLASS OF ITS OWN

As you step through the inviting entrance, a sense of grandeur envelops you, with a sweeping staircase leading to the upper levels. To the right, a light-filled drawing room awaits, boasting high sash windows and working shutters that frame views of the serene lawned garden.

At the hub of daily life, discover the thoughtfully crafted kitchen, complete with an AGA stove, a delightful Belfast sink, and Shaker-style cabinetry that blends practicality with inviting charm. Slightly offset from the working area of the kitchen, the breakfast room offers a perfect spot to savour your morning meal while soaking in views of the back garden, adorned with blooming flowers and lively garden birds.



Across the hallway, an archway beneath the majestic staircase leads through to a rear lobby with a door to the garden, the utility and scullery, the pantry with a decorative Victorian fireplace, and the guest cloakroom.





MORE TO DISCOVER

Returning to the front of the home, and to the other side of the hallway, the dining room beckons for intimate gatherings with characterful, dual-aspect shuttered windows and wood panelling.

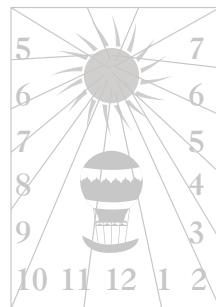
A cosy snug beyond the dining room offers the perfect retreat for the family, adorned with a traditional log burner and French windows that open to the manicured lawn. It's an ideal space for unwinding with a book, playing board games, or watching TV.



SWEET DREAMS

Ascend the magnificent staircase to the first floor. The principal suite, positioned on the mid-level, boasts dual-aspect windows that frame views of the lush front lawn and the unique sundial-adorned folly. The spacious en suite shower room is complete with thoughtfully designed touches, a Victorian fireplace and a walk-in shower.

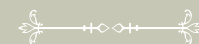
The three additional double bedrooms on this floor at The Priory showcase a unique blend of period features and modern comforts, creating a harmonious balance between old-world charm and contemporary convenience. A generously sized family bathroom, featuring a magnificent slipper bathtub, revels in stunning views of the church and the refreshing delight of another walk-in shower.





ROOM FOR ALL

Ascending to the second floor via the back staircase, a bright and airy bedroom greets you with high ceilings and ample natural light streaming in through a trio of windows. You'll discover an additional spacious bedroom on the second floor, currently serving as a hidden treasure trove of storage possibilities.

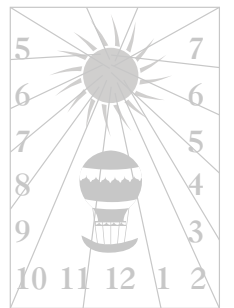




THE GREAT OUTDOORS

The allure of The Priory extends beyond its interior, with a large wrap-around lawned garden providing an idyllic setting for outdoor relaxation and leisure. A private gravel driveway offers ample space for multiple vehicles, while a spacious barn currently used as office space, has potential for multiple uses, adding huge versatility to this extraordinary estate.

Throughout The Priory, echoes of the past blend with modern-day luxuries, crafting a home both timeless and exceptional. This is a rare opportunity to own a piece of history, where elegance and sophistication converge to redefine the essence of fine living.

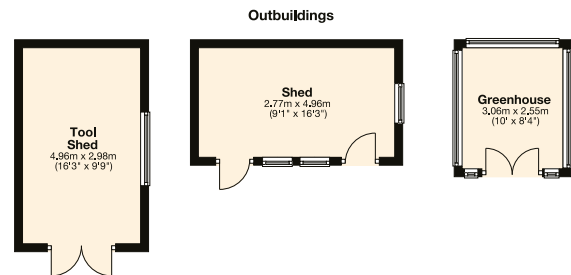
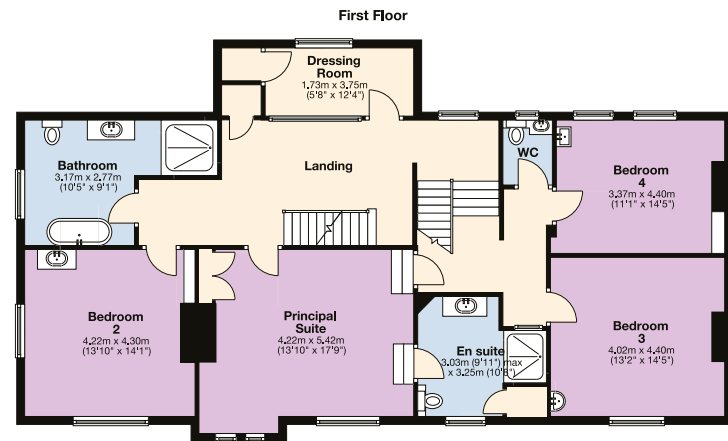
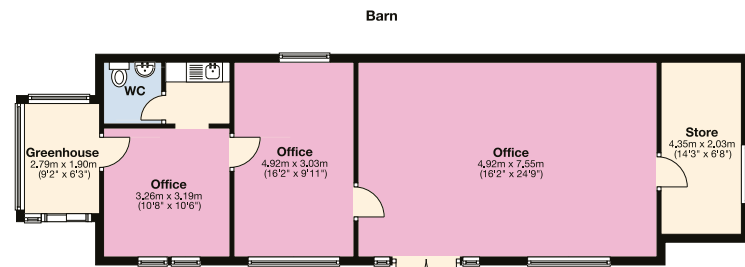
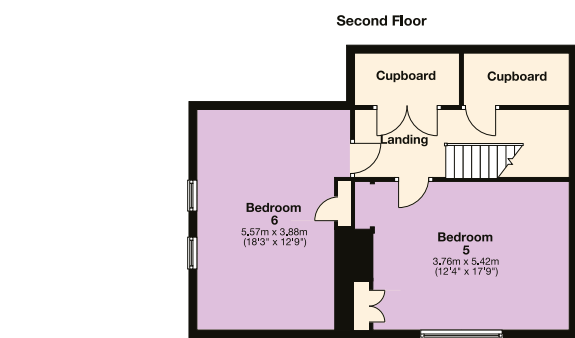
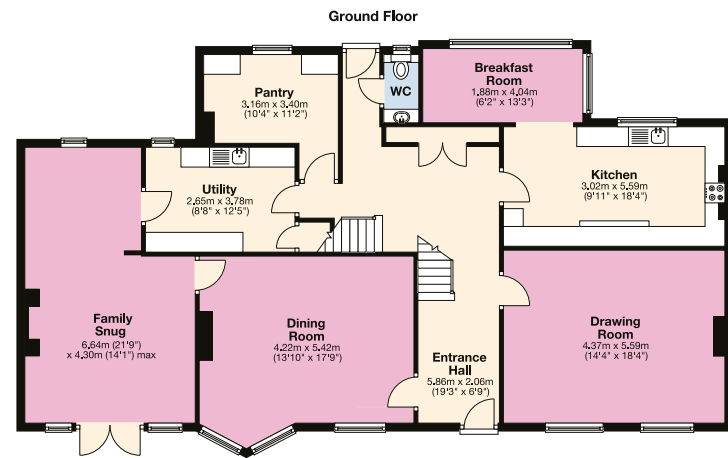


THE FINER DETAILS

Freehold
 Constructed in 1820 (Georgian),
 extended in 1850 (Victorian)
 Plot approx. 0.83 acre
 Conservation Area
 Grade II listed
 Gas central heating

Mains electricity and water
 Septic Tank
 Peterborough City Council,
 Tax Band G

Ground Floor: approx. 148.4 sq. metres (1597.3 sq. feet)
 First Floor: approx. 142.0 sq. metres (1528.7 sq. feet)
 Second Floor: approx. 60.1 sq. metres (647.1 sq. feet)
 Total area: approx. 350.5 sq. metres (3773.1 sq. feet)
 Barn: approx. 83.6 sq. metres (900.0 sq. feet)
 Outbuildings: approx. 36.3 sq. metres (390.6 sq. feet)
 Grand total area: approx. 470.3 sq. metres (5,063.7 sq. feet)



NEAR AND FAR

From the doorstep, there are pleasant walks close by. Why not follow the River Welland or take the footpath into nearby Glington, famously used by the poet John Clare?

Originally built around the church and manor house, Northborough village features a range of attractive thatch and stone-built homes. The village is well-served with its active village hall committee, a shop and Post Office, and a pub. The manor house, known locally as Northborough Castle, was built by Roger de Northburgh, Bishop of Lichfield, between 1330 and 1340. It was the final home of Elizabeth Cromwell, widow of Oliver Cromwell, who is buried in adjacent St Andrew's Church. The church is curiously described in The

Cambridgeshire Village Book as 'a monument of disappointed hopes and unaccomplished ambitions' due to its mix of 12th and 14th century architectural styles, each stage never quite completed.

With Northborough Primary and pre-school only minutes' walk from the door, and Arthur Mellows College in nearby Glington within easy access by bicycle or on foot, Northborough is well-served for families. Further options include Bourne Grammar, Stamford Endowed Schools, The King's Cathedral School in Peterborough as well as the private schools a little further afield in Witham-on-the-Hill, Oundle, Oakham and Uppingham.

Children can play on the village park, complete with an outside gym. Just down the road from The Priory get to know your neighbours in the dog-friendly and sociable Packhorse Inn. Situated near the A15, with easy access to Peterborough and its rail links to London, and only a few miles from the market towns of Stamford and Market Deeping, Northborough is perfectly positioned.

LOCAL DISTANCES

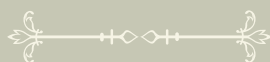
- Market Deeping** 2.1 miles (5 minutes)
- Peterborough** 7 miles (16 minutes)
- Stamford** 9.3 miles (19 minutes)
- Bourne** 9.7 miles (19 minutes)

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