



THE OLD NURSERY

HELPSTON

In the heart of Helpston, a small and tranquil country village with a rich history, discover the delights of The Old Nursery, on Heath Road, a characterful 1930s home, luxuriously remodelled for modern family living.



WELCOME HOME

Set to a backdrop of fields and woodland, sense the tranquillity upon arrival, where double electric gates open to a golden gravel driveway, offering ample parking, overseen by formal topiary hedging. Private and secluded, mature hedging and secure fencing wrap around The Old Nursery.



Extended and remodelled by the current owners, from the shelter of the handsome oak portico, make your way through into the bright and airy entrance hallway, where the central staircase descends to greet you, drawing your eye to the galleried landing above.

Stash your coat in the large cloaks cupboard and freshen up in the tastefully decorated cloakroom, before making your way through into the kitchen to the right, where underfloor heating offers a warm welcome whatever the weather.



FEAST YOUR EYES

Navy blue cabinetry is timelessly classic, also dressing the central island, a perfect match for the crisp quartz worktops. Ideal for entertaining, the large kitchen opens to dining and seating areas, where two sets of Crittall-style French doors provide tempting access out to the garden for balmy summer days outdoors.

Moroccan-inspired splashback tiles behind the two-oven electric Aga add a touch of spice, with an additional electric oven and hob located within the central island which overlooks the garden views. Further appliances are built in, and a double Belfast sink is set beneath a window, granting glorious views of the garden. Storage is plentiful, with the bonus of a walk-in pantry, separate laundry with large Belfast sink and plumbing for a washer and dryer and an additional boot room with stable door opening to the garden.



REST AND RECLINE

Beneath the stairs, from the entrance hallway, comfort awaits in the sitting room, a restful and tranquil space, dressed in lichen green walls, and with a log-burning stove issuing toasty warmth from within its stone surround.

Nestled in the original part of the home, this cosy room showcases several 20th century architectural highlights including original picture rails and a delightful bow window, curving out to offer views to the front, alongside two windows flanking the exposed brick chimney breast, inviting a flow of natural light through.

Original features also embellish the light, bright snug, a peaceful room with parquet flooring, ornamental fireplace, a curved feature window and a deep, recessed bow window, flourishing the room with light.





MAKE A SPLASH

Revive and recharge in the luxurious family bathroom, where you can stargaze whilst soaking in the roll top, claw foot bathtub, or refresh for the day ahead in the separate shower.

Next to here, the bright and bountiful guest suite is dressed in neutral tones and features its own shower room en suite.

Sanctuary awaits in the principal bedroom, bright and airy with vaulted ceiling and its own private balcony, sheltered beneath the oak canopy and overlooking the lush green garden. With ample potential to introduce fitted wardrobes within the exposed beam framework, refreshment awaits in the elegant en suite shower room.



AND SO TO BED...

Ascend the stairs to the first floor, turning left on the galleried landing to reach a bright bedroom with dual aspect windows framing elevated views over the countryside and featuring a fitted storage cupboard.

Nestled above the sitting room, the second bedroom is a tranquil space, with windows to two sides bringing the leafy outdoors in. Along the landing, another bedroom features storage within the eaves and looks out over the countryside.



GARDEN DELIGHTS

Gated and private, the enclosed garden to the rear of The Old Nursery is mainly laid to lawn, ideal for children, with gravel pathways, a large terrace for entertaining and fringed in fragrant and colourful herbaceous borders.

Mature pear trees offer shelter, shade and the fruits of their harvest. Open countryside views surround from this tranquil, secluded spot, whilst all the delights of the village are only a short distance away.

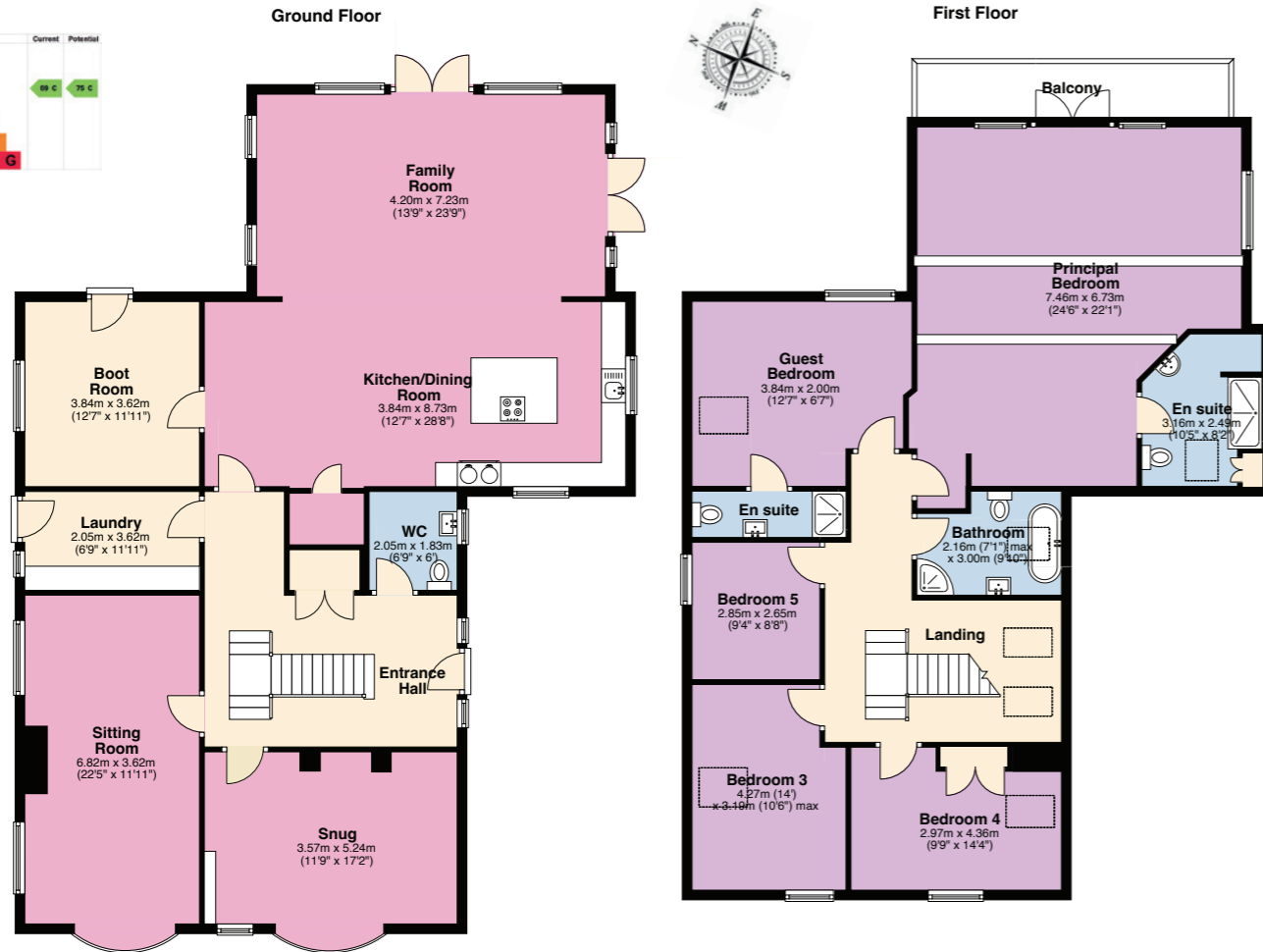
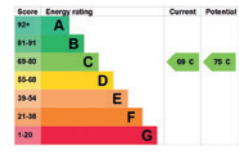


THE FINER DETAILS

Freehold
 Detached
 1930s home, extended
 and remodelled 2022
 Plot approx. 0.35 acre
 Oil central heating

Mains electricity, water
 and sewage
 Underfloor heating
 Peterborough City Council,
 tax band G
 EPC rating C

Ground Floor: approx. 160.4 sq. metres (1726.6 sq. feet)
 First Floor: approx. 133.5 sq. metres (1437.1 sq. feet)
 Total area: approx. 293.9 sq. metres (3163.8 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.

OUT AND ABOUT

Helpston, the birthplace of 19th century poet John Clare, is a thriving, friendly village, with a preschool, village primary school (named in his honour), shop, Post Office and pub, The Bluebell Inn.

Clare, born in the village in 1793, lived next door to The Bluebell Inn until 1832, and you can find out more about the poet and his childhood in the village from The John Clare Society or during the annual John Clare festival, arranged by the society, and where flower cushions are placed around his grave at St. Botolph's Church.

With walks aplenty and nature in abundance, take a turn about Swaddywell Pit Nature Reserve, which takes its named from a nearby spring where legend tells an ancient sword was once discovered. A nature lover's dream, this former limestone quarry features open water, reed beds, scrub and grassland, providing a fantastic habitat for a whole host of wildlife including birds, dragonflies, newts, pyramidal flowers and bee orchids.

With schooling in mind, families are well served. As well as the preschool and primary school in the village, Copthill, Witham Hall and the Stamford Endowed Schools are all within easy reach, as are Bourne Grammar and Arthur Mellows Village College.

Rural, but not remote, a range of market towns are within easy reach, alongside rail links, for commuters, in nearby Peterborough.



LOCAL DISTANCES

- Peterborough 7.3 miles (18 minutes)
- Bourne 10 miles (21 minutes)
- Witham on the Hill 10 miles (21 minutes)
- Stamford 7 miles (15 minutes)



The Old Nursery, 5 Heath Road, Helpston, Peterborough PE6 7EG



To view please call the team on
01780 437 360 | team@pelhamjames.co.uk | pelhamjames.co.uk

