



FLAT 4, CLARE LODGE

WOTHORPE

Epitomising Victorian splendour, set in the exclusive grounds of First Drift, Wothorpe, distinguished living awaits at No. 4, Clare Lodge, a characterful home set in one of Stamford's most sought-after locations.



## PRESTIGIOUS SETTING

Designed by and for Edward Browning, an eminent local architect whose legacy remains in many of the illustrious buildings in and around Stamford, including the town bridge and nearby Stamford High School in St. Martins, Clare Lodge has been thoughtfully converted into four characterful apartments.

Dating back to 1865, this striking, Victorian Gothic home, with its imposing and iconic architecture featuring timber framed gables, balconies, moulded corbels, pierced stone balustrade, stone mullion windows and ogee headed lights, beneath a Collyweston roof makes a visually stirring statement upon arrival home.



## PEACEFUL SANCTUARY

Beautifully manicured grounds unfurl from the doorstep, with mature trees providing both privacy and a haven for nature. Park up outside, where there is also a garage available with storage above.

Steps lead down to the front door of No. 4, where light streams down onto the tiled floor of the entrance porch from the transom window above. Sense the heritage of the home in its high ceilings and detailed corning as you hang up your coat and store away shoes.

Emerging into the inner hallway, a glazed door to one side opens to the practical utility room, tiled underfoot and with plumbing for a washing machine, and additional cupboards alongside a sink. Ideal for your wine collection, the utility leads on to a further storage room with linen closet.





## HOMELY HAVEN

Retrace your steps through the inner hallway, arriving at the principal bedroom on the left. Refreshingly spacious and bright, light streams in through windows to two sides, with magnetised secondary glazing. With sconce lighting above the double bed, wake up to leafy vistas, while character emanates from the feature fireplace and storage can be found in the built-in wardrobe.

Relax and refresh in the fully tiled family bathroom, where a corner spa bathtub with showerhead attachment is the perfect place for a soothing soak. Stash your towels on the shelves, whilst further storage can be found in the vanity unit beneath the wash basin.



Across and along the hallway, arrive at the modern shower room, a spacious room with twin wash basins nestled upon the cool cream countertop. A large shower also features alongside storage and a lavatory.

Conveniently close by is the second bedroom, where characterful notes of the unique architecture of the home are seen in the high, gently curving ceiling above. A comfortable double bedroom, light streams in through a sash window offering views out over planted flower beds.





## CONTEMPORARY OPEN-PLAN LIVING

The final area of the home to discover is the capacious, open-plan living-kitchen-diner. This homely and welcoming room is heated by a log-burning stove, nestled within an attractive stone surround. Elegant cornicing skims the ceiling above, as light streams in through large, shuttered windows. With ample space to wine and dine, relax and unwind, this cleverly zoned space opens up to the culinary heart of the home.

Contemporary cabinetry offers ample storage for all your kitchenware, with appliances including an oven, hob and sink.

Ideal for socialising, this light, bright and spacious living-dining-kitchen offers space for all the family.



# EMBRACE THE OUTDOORS

Stone steps lead up to an area of communal garden, sheltered by mature hedging and planted with fragrant and colourful borders. There is also a private area of outdoor space along the side of the home, outside the second bedroom window.



## What the owners love...

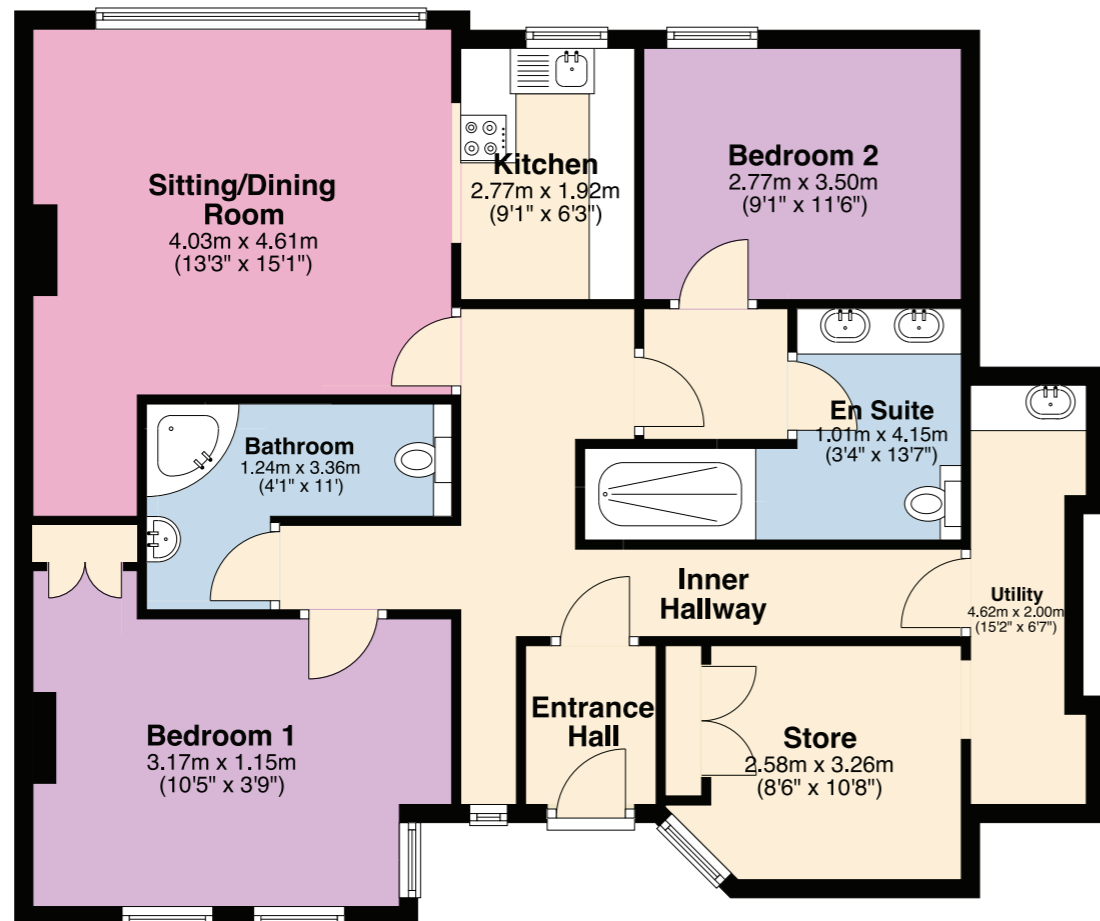
“We’ve loved our time in the friendly community of Wothorpe – just a few minutes’ walk into historic Stamford yet surrounded by countryside walks.”



## THE FINER DETAILS

Leasehold and Shared Freehold (details available on request)  
 Constructed 1865  
 Clare Lodge sits on approx. 1/3 acre, shared grounds  
 Grade II listed  
 Electric central heating  
 Mains electricity, water and sewage  
 EPC exempt  
 Peterborough City Council, tax band B

Total area: approx. 98.9 sq. metres (1064.4 sq. feet)



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## NEAR AND FAR

Enjoy the comforts of the countryside at Clare Lodge, with all the convenience of market town life on your doorstep. Only a short stroll into Stamford, explore its treasury of award-winning independent retailers, bars, cafes and restaurants – capturing the very best of modern living while preserving the history and heritage of this very special place.

Surrounded by countryside, Wothorpe sits on the fringe of the Burghley Estate, host to the annual prestigious Land Rover Defender Horse Trials, a short walk away. Take a turn about the verdant surrounds of the park, or enjoy a round of golf at Burghley Park Golf Club. Enjoy walks beside the River Welland and along the crisscrossing network of public footpaths with your canine companion or take the family out to Rutland Water for days spent adventuring on the water and picnics along the shore.

For families, Stamford offers first class state and independent schooling options including the Stamford Endowed Schools. Further afield, but all within easy reach, discover Copthill, Witham on the Hill, Oakham, Uppingham and Oundle Schools. Commuting and travel are convenient, with easy road connectivity via the A1. Stansted, Cambridge and Birmingham enjoy direct services from Stamford Railway Station, and London via connections at Peterborough.

Emanating warmth, character and comfort in the peace and privacy of First Drift, Wothorpe, secure and serene living awaits at No. 4, Clare Lodge.



## LOCAL DISTANCES

**Stamford Railway Station**  
 1 mile (4 minutes)  
**Oakham** 12 miles (18 minutes)  
**Uppingham** 12 miles (22 minutes)

**Peterborough Railway Station**  
 13 miles (19 minutes)  
**Grantham** 23 miles (29 minutes)



Flat 4, Clare Lodge, First Drift, Wothorpe, Stamford PE9 3JL



To view please call the team on  
01780 437 360 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)

