

THE MANOR

WEST DEEPING | STAMFORD | LINCOLNSHIRE





The Manor, West Deeping, Stamford, Lincolnshire, PE6 9HR

Stamford 4 miles, Peterborough 16 miles (London Kings Cross 50 minutes)
(All distances and times are approximate)

A Fine Example of a Mid 17th Century Manor House set in Superb Formal Gardens Surrounded by a Moat and Paddock Land

- Galleried Reception Hall
- Kitchen / Breakfast Room
- Drawing Room
- Sitting Room
- Dining Room
- Playroom
- Garden Room
- Study, Snug
- Boot Room
- Utility Room
- Principal Bedroom Suite
- Guest Suite, 6 further Bedrooms
- 3 Bathrooms
- One Bedroom Flat
- 3 Bedroom Annexe/Flat
- Offices, Outbuildings
- Stone Barn, Garaging
- Workshop, Garden Stores
- Formal Grounds with Moat
- Water Garden, Paddock and Parkland

In all Approximately 25 Acres

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Situation

The Manor is situated on the southern edge of the delightful Lincolnshire village of West Deeping, which is mentioned in the Domesday Book and described in Sir Nikolaus Pevsner's Buildings of England for Lincolnshire as 'uncommonly charming'.

West Deeping is a village of only 100 or so houses and lies approximately four miles east of the historic market town of Stamford. The main street through the village is lined with stone houses for about half a mile and it has its own public house and church.

The village is well placed, having excellent communications to points east and west via the A16 linking to the A1 and A15. The A1 is within 5 miles to the west and the A15 within 3 miles to the east, both roads give access to the wider road network.

Peterborough is some 16 miles to the south east where regular mainline trains take from about 50 minutes to London Kings Cross.

History

West Deeping Manor stands beside a tributary of the River Welland, from which the water for the moat is taken. The village church, the Church of St Andrew dates back to the 13th and 14th Century. The houses of West Deeping are mainly 17th and 18th Century although the area as a whole has been occupied since pre-historic times and is rich in archaeological sites. The name 'Deeping' is of Saxon origin.

The Manor House itself, believed to date back to 1634, was extended and altered in the 1920's, although some of the additions to the rear are understood to be 18th Century. A particular feature is the open hall and gallery with exposed, close set rafters, the hall being paneled in oak with an imposing 17th Century stone fireplace.

Description

West Deeping Manor is an impressive, Grade II* Listed, 17th Century country house set in substantial formal gardens and grounds that afford a high degree of privacy.

The elevations are of limestone with ashlar quoins and dressing with a Collyweston slate roof with stone coped gables. The front elevation is based on an E-plan and the house has stone mullion windows with leaded lights throughout.



Description continued

The property is approached from the village through cast iron gates mounted on stone piers. The gravelled driveway, which is lined with mature lime trees, leads to an open, stone paved carriage turning area. The driveway continues around to the side of house and into an enclosed courtyard.

As can be seen from the floor plans, a particular feature of the property are the many and varied reception rooms, the largest of which all face south, looking over the impressive gardens and terrace.

ON THE GROUND FLOOR:

West Deeping Manor is entered through a glazed, panel door into a vestibule with a studded oak door to the impressive panelled Reception Hall which is double height room with exposed beamed ceiling and stone mullion windows. There is a galleried balcony running around three sides of the room and a large stone fireplace with hearth presents a focus. The floor is oak parquet.

The Sitting Room overlooks the terrace and has a number of stone mullion windows and seats and a shuttered door leads to the terrace and garden. There is a fireplace with a wood burner.

The Study has exposed beams to the ceiling and built-in book shelving to one wall. A stone mullioned window looks over the gardens.

The Drawing Room is a very generously proportioned room with a number of stone mullioned windows and open stone fireplace set in a stone surround. A door leads to the Garden Room which has exposed stone walls and has been opened upwards to expose the ceiling timbers and beams. A wall of glazed doors provides a fabulous southerly view over the terrace and gardens.

The refitted kitchen breakfast room is a large family room has a range of fitted high and low level units together with a mixture of wood and granite worktops. There is a large sink and there is an 2 oven Aga and companion housed in the central chimney breast, as well as a separate electric oven, microwave and gas hob. Off the kitchen is a rear door to the courtyard, a large boiler/laundry room.

The inner staircase hall leads through to the northern side of the house, there is a WC. The Dining Room has exposed beams to the ceiling and a stone open fireplace and polished oak floor. Adjacent to the dining room is a sitting room where the ceiling has also been opened upwards to reveal the beams.

The Rear hall has a stone mullioned window with seat below and a flag stone floor. There are two cloak cupboards and a studded oak door leads to the side parking area. There is a playroom, Butlers Pantry, Utility/Laundry, store and Boot Room along with a WC and a further entrance door to the rear of the property.

ON THE FIRST FLOOR:

There is a very well appointed Principal Suite with a Dressing Room, refitted En Suite Bathroom and WC. A large stone mullioned window provides an unequalled view over the formal gardens and grounds beyond. Bedroom Two has an En Suite Shower Room, there are six further Bedrooms, one with Dressing Room and three Bathrooms. Laundry Room and a Store Room. Stone Mullioned windows feature throughout.





Outside

OFFICES AND OUTBUILDINGS:

As can be seen from the floor plans there is an impressive array of outbuildings which extend to nearly 4500 square feet and offer potential for a number of uses, and currently include the former chauffeur's flat, a 2 bedroom flat and excellent workshops garages and stores.

The former chauffeur's flat has one bedroom and adjoins the double garage and benefits from its own separate entrance. There is a bedroom and bathroom. There are two further garages, (one with covered inspection pit) for a total of four cars and two workshops/storerooms. The former offices are now a three bedroom flat and have a separate entrance with hall, bathroom, kitchen, sitting room and three bedrooms. The flat has it's own central heating.

WITHIN THE GARDENS AND GROUNDS FURTHER OUTBUILDINGS INCLUDE:

Two Storey Barn with adjoining single storey range, boiler house and crew yard with open sheds, (offering potential for alternative uses subject to planning permission).

GARDENERS STORE Brick built with mess facilities.

GREENHOUSE Brick base with timber frame and fan heating system.

GARDENS AND GROUNDS

The gardens of West Deeping Manor are particularly notable and include a number of imaginatively planted areas which have been created with an eye for scale and detail. The main feature of the grounds is the area of lawns running from the terrace to the south, east and west and bounded by a moat, which is fed via a controlled sluice from a tributary of the River Welland. To the west of the property, water gardens have been created with a number of stone and timber bridges and the whole area is interspersed with a variety of trees including copper beech, cherry, elm, lime and chestnut. There are two wellingtonia, one of which is a magnificent specimen, dominating the immediate surrounding gardens and featuring a stone seating area at its base, from where the gardens and house can be appreciated in moments of quiet contemplation.

There is an extensive kitchen garden which is screened and sheltered by mature yew hedging, planted in excess of 80 years ago. The gardens also have a number of soft fruit trees, fig, peach and pear amongst others and there are greenhouses, fruit cages and a delightful walkway, shaded by a pergola with an abundance of climbing plants which leads to another formal lawn area and number of 'rooms', beyond which is the moat. Adjacent to the walkway is a stone paved area which has a remarkable range of flowering plants.





Outside continued

Although the moat creates a natural boundary to the south of the house, beyond lies a parkland/paddock which is bounded by the River Welland. To the east, there is a further area of parkland which extends beyond the Rive Welland and provides the house with an uninterrupted view of open countryside.

General Remarks

SERVICES

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fitting and garden ornaments are specifically excluded but may be available by separate negotiation.

SLICES AND RIPARIAN RIGHTS

The control of the sluices will remain with the manor but will be subject to certain right is favour of downstream land owners.

STATUTORY AUTHORITY

South Kesteven District Council: 01476 406080

VIEWING

The property may only be inspected by prior arrangement through King West, Tel: 01780 484520

DIRECTIONS

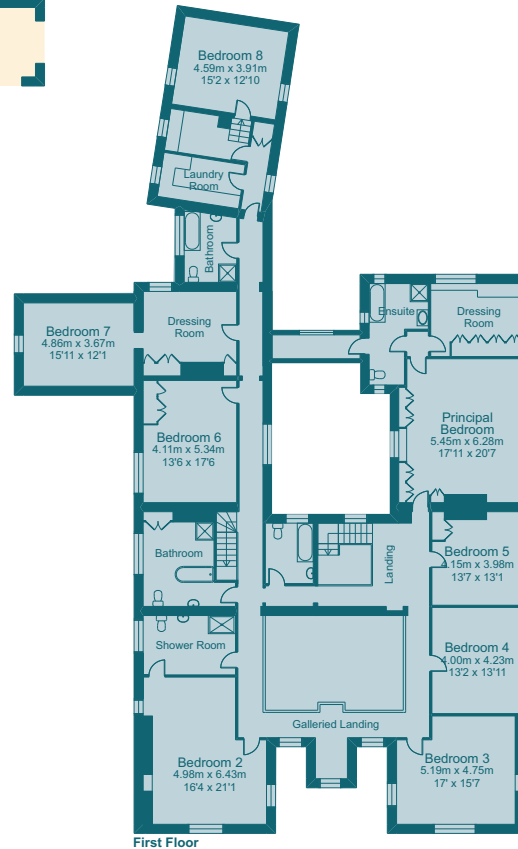
From the A16 head south on King Street through West Deeping. The entrance to the property can be found on the left hand side, just as you leave the village.





Floorplans

Main House - Approx Gross Internal Floor Area = 806 S q/m - 8676 S q/ft
Annexe - Approx Gross Internal Floor Area = 116 S q/m - 1249 S q/ft
Outbuildings - Approx Gross Internal Floor Area = 317 S q/m - 3412 S q/ft
Total Approx Gross Internal Floor Area = 1239 S q/m - 13337 S q/ft



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