

# BOURNE EAU HOUSE

BOURNE



Romantic, dramatic  
and utterly singular:  
history, architecture and a  
spellbinding setting beside  
the River Eau meet at Bourne  
Eau House, a Grade II listed  
residence evolving over four  
centuries to provide warm  
and welcoming family living,  
beneath the beneficent gaze  
of Bourne Abbey.

Gated and private, parking  
is plentiful at Bourne Eau  
House, with garaging and  
large gravel driveway.

BOURNE  
EAU ∞  
HOUSE





## CENTURIES OF HERITAGE

Believed to stand on the medieval foundations of an Abbey hospice, Bourne Eau House is rooted in the local landscape in a manner that stands firmer even than the thickest of its stone walls.

Evolving through the reign of Elizabeth I as a single storey timber framed building, in 1630 it was rebuilt as a two-storey home, and later, what is now the principal suite was added in

the late 17th century. In 1764, the home was extended once more to include the present hallway, drawing room and an additional bedroom.

It is this latter phase of development, later heightened to create the main staircase, that gifted Bourne Eau House with its distinctive Decimus Gothic fanlight and the unusual twin chimney stacks that define the roofline today.

## WELCOME HOME

Beyond the pillared entrance, the entrance hallway unfolds in curves and original York stone, revealing the heritage of a home that has always favoured individuality over uniformity.

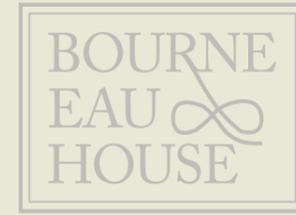
Hang your coat and stack your shoes – storage is to be found at every turn at Bourne Eau House – before freshening up in the downstairs cloakroom. A secondary entrance hallway can be found in another part of the home, hosting a further staircase.



## FEAST YOUR EYES

Contemporary ease, clean lines and clever lighting. Savour family time in the spacious breakfast kitchen, where a cosy seating corner facilitates modern living. Light-filled and practical, it features marble worktops, a built-in pantry, space for an American-

style fridge freeze, wine cooler, a Falcon gas cooker and a large central island. A classic look, confidently adapted for modern living, there's a reason why the kitchen is the 21st century centre of homelife.



A characterful laundry features quirky original features - windows to the past, alongside stained-glass windows and original servants' bells: all tantalising details of a home that captivates the imagination.

Savour mealtimes in the dining room, another charming room with exposed stonework and an intimate, yet grand ambience. French doors open to the garden for dreamy, al fresco dining throughout summertime.

Original parquet flooring flows beneath the beam-bedecked ceiling in the family room, a bright room courtesy of its broad, shuttered windows to front and rear, a versatile room ideal for after dinner entertaining.



## FIRESIDE WARMTH

Georgian grandeur emanates from the sunny, south-facing drawing room, with its bountiful bay windows, detailed cornicing, spacious proportions and ornate fireplace with log-burning stove. An impressive room to gather on special occasions; there is room for all. Throughout, the classic-modern décor of Bourne Eau House balances period detail with a relaxed warmth that suits everyday family life.

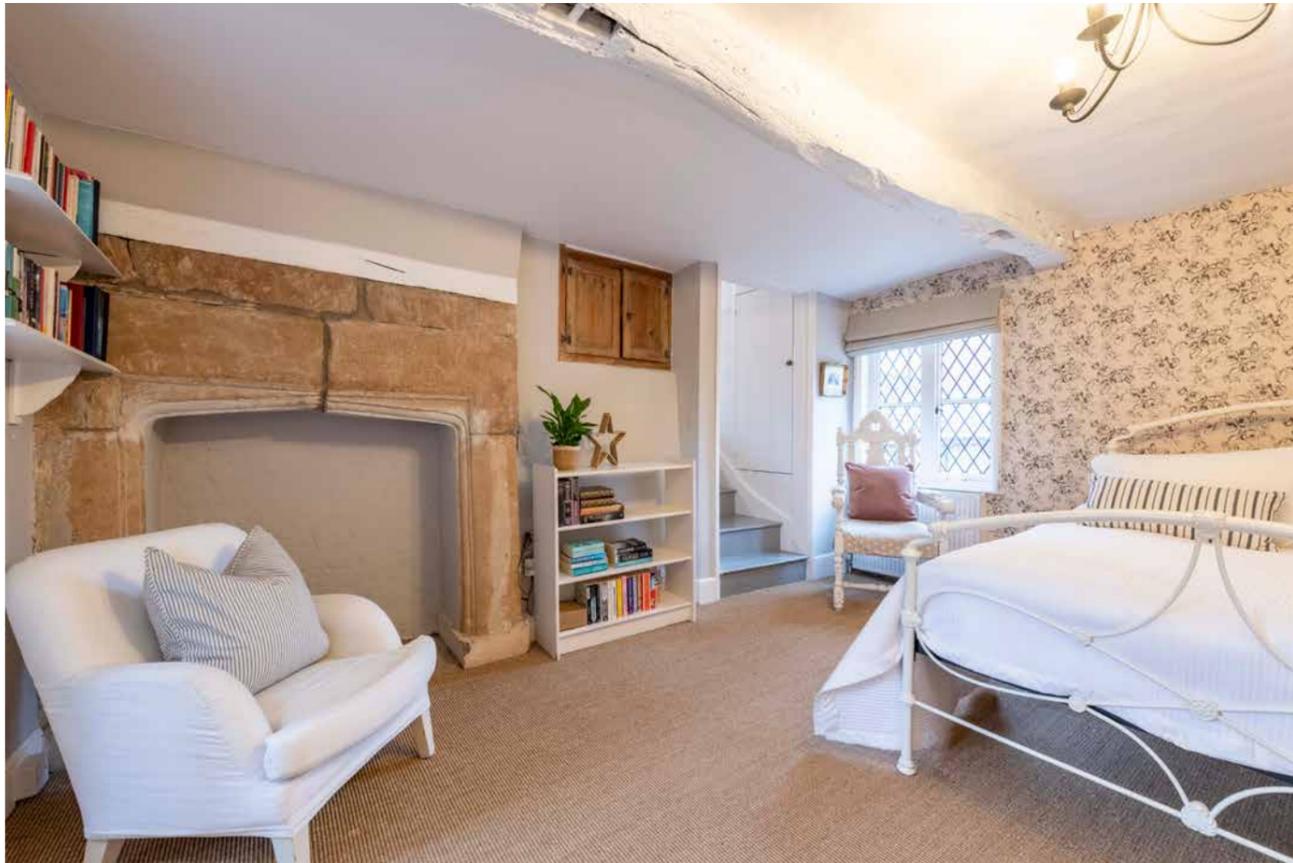
Returning to the hallway, relax and unwind in the sitting room, where an inglenook fireplace forms the heart of the room, issuing toasty warmth and flanked by two warming ovens with cast iron doors. Above, a beamed ceiling fashioned from reclaimed ship timbers reveals its age, while York flagstone floors, reconditioned, leaded stone mullion windows and hand-carved wooden sconces complete the sense of quiet comfort. A traditional cheese cupboard hints at the room's working past - and tucked within, the original pig shoes offer a wonderfully unexpected footnote to its story - dating back to the late 19th century, when owner William Wherry's King David 'Whites' pigs, bred on the estate, were formerly housed in this room.



## WORK, REST, RELAX

Work from home in the comfort and calm of the study, an atmospheric room furnished with an oak Gothic-style fireplace, inset with cast iron and hand-painted Dutch tiles, original to the home. An 1832 addition, admire the sculptural copper-hooded roof and delicate treillage work of the fireplace in this room, dressed in soothing shades for a warm and bright ambience.





## SWEET DREAMS

On the first floor, at the top of the stairs, the first double bedroom sits quietly to the right, centred around a striking Carolingian stone fireplace. A short set of steps leads through to a large bathroom en suite, creating a gentle sense of separation and privacy within this peaceful first-floor retreat.

Also off this landing, a second bedroom with an ornamental fireplace and shutters framing views of the Abbey serves as a calm, elegant and spacious sanctuary, with a connecting door leading through to the secondary landing and staircase.

Beyond the second staircase discover a dreamy guest bedroom flooded with light, complete with an en suite shower room illuminated by a striking Decimus Gothic fanlight.





Returning to the first landing, refreshment awaits in the spacious family shower room, before continuing to the serene guest bedroom at the end of the landing, whitewashed and soothing.

Turning right, peace and tranquility awaits in the principal suite, featuring bedroom, dressing room and bathroom en suite where an original brick wall, a delicate scroll-and-foliage cornice and an oak fire surround - carved from a former Bourne Abbey altar - bring depth, history and quiet reverence to bedtime routines. There is also internal access through to the annexe, 'The Barn'.





## OUTBUILDINGS

The original outbuildings sit within a walled and private corner of the grounds, lending themselves naturally to conversion - whether as officing, studio space or additional guest accommodation, subject to the usual consents.



## THE BARN

Also accessed via external stairs, the former brewhouse has been reimagined as a characterful, self-contained annexe, with two bedrooms and a bathroom on the first floor and a vaulted, open-plan living space above with exposed beams and a fully equipped kitchen; ideal for guests, multigenerational living or independent accommodation.





## OUTDOOR LIVING

The sense of history seen throughout the home continues outdoors. A wide, south-facing lawn, with mature planting, stretches out offering views of the Abbey, a setting that is ideal for gatherings and special family occasions. In summer, open the double doors from the dining room onto a sunlit terrace, with a wrought-iron gate leading into quieter, more private garden spaces to the side.

At the edge of the grounds, the waterway is crossed by a rare Regency iron bridge, built in 1832 by former owner John Mawby to provide a direct route to the Abbey Church beyond. Separately Grade II listed, it remains a remarkable feature.



BOURNE  
EAU  
HOUSE



**A home ready for its next custodian, Bourne Eau House offers a rare chance to leave your name in the annals of history; a warm and welcoming home where architecture, ancestry and ambience are inseparably intertwined.**

# THE FINER DETAILS

Freehold  
 Detached  
 Dates to 17th century  
 Grade II listed  
 Conservation area

Plot approx. 0.54 acre  
 Gas central heating  
 Mains electricity, water and sewage  
 South Kesteven District Council,  
 tax band G



**Main Home**  
 Ground Floor: approx. 260.1 sq. metres (2,799.9 sq. feet)  
 First Floor: approx. 197.9 sq. metres (2,130.6 sq. feet)  
 Main Home Total: approx. 458.1 sq. metres (4,930.5 sq. feet)

**The Barn**  
 First Floor: approx. 39.7 sq. metres (427.4 sq. feet)  
 Second Floor: approx. 54.8 sq. metres (590 sq. feet)  
 The Barn Total: approx. 94.5 sq. metres (1,017.4 sq. feet)

**Outbuildings**  
 Garages: approx. 15.1 sq. metres (162.3 sq. feet)  
 Outbuildings: approx. 34.1 sq. metres (367.4 sq. feet)  
 Stable: approx. 26.9 sq. metres (289.2 sq. feet)



# IN THE LOCALE

The Anglo Saxon market town of Bourne is steeped in history. Built around a series of natural springs, Bourne has a lush and verdant feel, home to stunning woodland (perfect for walks) and the Wellhead and Bourne Memorial Gardens, open to visitors daily. Neighbouring Bourne Abbey is one of a number of heritage buildings, alongside over 70 listed buildings including the Red Hall, the old railway station and the old town hall.

Enjoy a walk through the atmospheric ancient groves of Bourne Woods, browse the shops, pop into the local pubs or dine out at the selection of restaurants in the town centre. In the summer months, spend the day at the outdoor swimming pool within the Abbey Lawns. Leisure facilities are also in abundance at Bourne, with a sports centre, cricket club and football club.

Families are well served by Bourne Grammar alongside a number of primary schools including Bourne Westfield, Bourne Elsea Park C of E Primary and Bourne Abbey C of E Primary Academy. For independent schooling, families have a wealth of options, including Witham Hall School, Stamford School and The Peterborough School nearby. Commute with ease – regular buses run to Peterborough Railway Station, for high speed rail links into London in just 46 minutes.

# LOCAL DISTANCES

- Witham on the Hill 4.5 miles (9 minutes)
- Stamford 11 miles (23 minutes)
- Spalding 12 miles (23 minutes)
- Peterborough 16 miles (31 minutes)
- Grantham 21 miles (35 minutes)



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