



# WELLINGTON HOUSE

KINGS CLIFFE



Welcome to Wellington House, a home where character, invention and family life combine in the heart of one of the region's prettiest villages.

Once known as Sundial House, this timeless Grade II listed home traces its origins to the late 1600s, with later additions in the 18th and 19th centuries.

With its layered character, flexible spaces for extended family living, and gardens that open to summer days at both the front and the rear, Wellington House makes room for both its charming past and the comforts of present day living.

## A SENSE OF ARRIVAL

The driveway sweeps up around to the rear of the home offering plenty of parking. From here, a gate opens to what currently serves as the main entrance, where a path, held in symmetry between neatly clipped hedging passes beneath a natural archway formed by criss-crossing boughs above, a living canopy in summer. Meanwhile, equally enticing, a wrought iron pedestrian gate leads through the walled front garden to the front door.





## CHARACTER AND COMFORT

With a selection of open, family-oriented rooms and peaceful pockets of calm to explore, relax and unwind in the drawing room, where exposed beams run overhead and an original inglenook fireplace with sturdy timber lintel exudes warmth and character. Warm in winter and cool in summer, comfort is assured.

Characterful details run throughout Wellington House in the flagstone flooring, wrought iron studded doors and stone archways combining to bring history in line with comforting touches introduced in more recent years. Spiral stairs feature in the drawing room and rear hall, both winding their way up to both the first floor and attic above, and down to a handy cloakroom.



## WINE, DINE AND UNWIND

With its shuttered window and atmospheric stone inglenook fireplace, the dining room comes to life when entertaining, with the log burner roaring and conversation flowing.

Beyond is a light and uplifting room, with exposed beams overhead, a rustic stone fireplace with open chimney and views across the garden. Its peaceful and private position at this end of the home make it an ideal home office.

A handy laundry is conveniently accessed off the dining room.

## FOLLOW THE FLOW

Classic country vibes emanate from the farmhouse-style kitchen, where cream inlaid cabinetry offers plenty of storage and the Aga, tucked within its inglenook, draws all with its warmth on crisp winter mornings.

The flow of Wellington House distinguishes it; made for family living, the kitchen opens up to a large family room, with plenty of space for sofas and even a dining table.





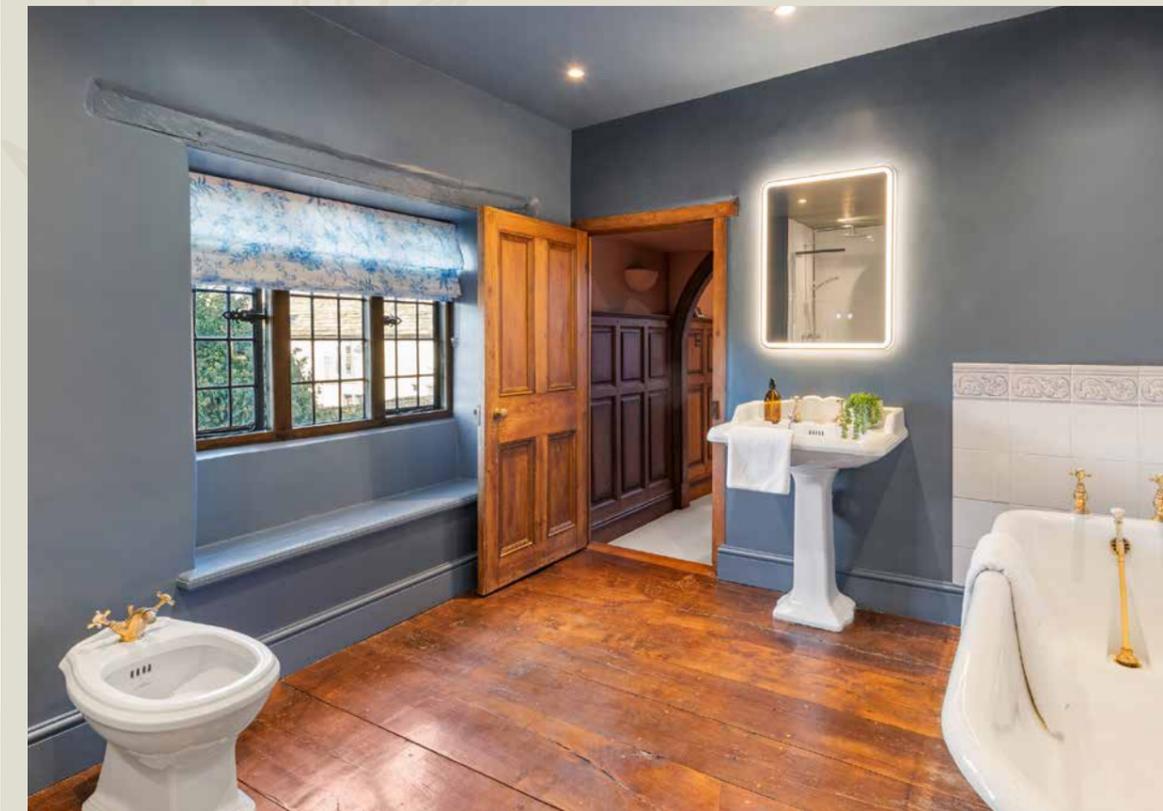
## AND SO TO BED...

A grand, shallow tread, mahogany staircase leads up to the first-floor landing, awash with light from two large windows on the turn.

Set apart along its own stretch of inner landing, the principal bedroom feels peacefully private and tucked away from the rest of the bedrooms. Grand in scale yet intimate in atmosphere, rich oak panelling envelops the lower walls, while extensive built-in cabinetry and wardrobes provide plenty of storage.

Overlooking the garden, the handsome stained-glass window draws in light to fill this sumptuously sized bedroom.

A gothic, arched inner hallway leads through to the bathroom, where wooden flooring, a deep window seat and verdant views create a serene retreat. Soak away the aches in the freestanding bathtub, with a separate shower, bidet, wash basin and lavatory also fitted.





Opening up off the landing, the guest bedrooms are arranged as four spacious and airy doubles, each with its own sense of character. Two of the bedrooms feature en suite shower rooms, including a light-filled room with feature fireplace and window seat, and another overlooking the garden, with exposed timbers. The remaining two are positioned to the front, containing window seats and feature fireplaces between them to provide comfortable, flexible accommodation for family and visitors alike.

Back on the landing, a further door leads up to the attic level, stretching out over 750 sq ft and featuring lime plaster flooring to the first room that makes up part of the home's Grade II listing.

#### What the owners love

“This home has a wonderfully homely feel despite its impressive scale, with character in every corner. It's the perfect family and entertaining house, with a beautiful summer garden, cool and calm in warmer months yet cosy in winter, all within a village that offers a brilliant community spirit and everyday amenities on the doorstep.”



## ENTERTAIN AND UNWIND

Outdoors, the south-facing walled front garden is an unexpected and rather wonderful surprise, fully enclosed and perfectly private.

A long path leads through the flat lawn dotted with mature trees, beneath a pergola, and on to a wrought iron gate leading out to the road.

Entertain and unwind in the rear garden, beneath the soft shade of the mature olive tree on the wide stone terrace, perfect for al fresco dining. Children have space to play and explore safely in the walled, lawned area to the rear.

A detached outbuilding with electricity and underfloor heating offers clear potential as an annexe or guest bedroom, while to a corner of the lawn lies a shed and an open-fronted summer house.

Tucked discreetly into the rear terrace, the lower ground level courtyard feels like a forgotten corner of an old estate garden creating a contemplative garden room perfect for ferns and shade-loving plants.



From its hide-and-seek layout and characterful rooms to its position in the heart of a vibrant village community, with gardens, river walks and woodland strolls all on the doorstep, experience rural life in a historic home where city connections are never far away, at Wellington House.

## THE FINER DETAILS

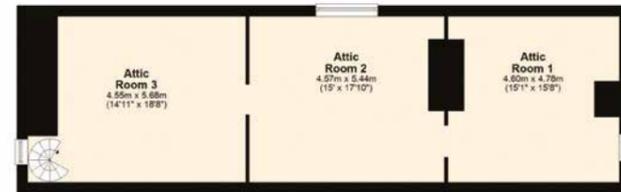
Freehold  
 Detached  
 Dates to 17th century, later additions  
 Grade II listed  
 Conservation area  
 Plot approx. 0.35 acre  
 Gas central heating  
 Mains electricity, water and sewage  
 North Northamptonshire Council,  
 tax band G



First Floor



Attic



Ground Floor: approx. 169 sq. metres (1,819.2 sq. feet)  
 First Floor: approx. 151.2 sq. metres (1,627.2 sq. feet)  
 Main Home: approx. 320.2 sq. metres (3,446.4 sq. feet)  
 Attic: approx. 72.9 sq. metres (784.8 sq. feet)  
 Annexe: approx. 24.1 sq. metres (259.2 sq. feet)

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## NEAR AND FAR

In the heart of the village, Wellington House is ideally positioned for both tranquillity and convenience.

Ideal for families, Kings Cliffe is home to a village primary school, while a host of secondary and independent establishments can be found in the nearby market towns of Oundle, Corby and Stamford. Commuters can access Stamford Railway Station, approximately 6 miles away, offering regular services to Peterborough and beyond, whilst the A47 and A1 roads are easily accessible, connecting to major cities and towns.

For the essentials, various shops can be found in Kings Cliffe, while nearby Stamford and Oundle offer a broader range of independent shopping and dining options.

Countryside abounds on the doorstep, from the family friendly trails and forest rides of Fineshade Woods to the pretty village of Blatherwycke, whose peaceful lake is home to swans and mandarin ducks – all within easy reach of Wellington House.

## LOCAL DISTANCES

- Stamford 8.5 miles (18 minutes)
- Corby 10 miles (18 minutes)
- Oundle 8 miles (19 minutes)
- Uppingham 11 miles (21 minutes)
- Peterborough 14 miles (24 minutes)
- Oakham 16 miles (28 minutes)



Wellington House, 6 Forest Approach, Kings Cliffe, Peterborough PE8 6XG



01832 770 969 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)