



# ETTON MANOR

If you are on the hunt for a four/five-bedroom family home brimming with original features, historic charm and character, then pay a visit to Etton Manor. Standing proud opposite the village church, this stunning Grade II\* listed historical gem dates back to the 16th Century.

It features three reception rooms, a large country kitchen diner, four/five bedrooms (two en suite), and a fantastic attic partly converted into an excellent games room / home study. The manor also boasts two original stables, an open carport, and a lovely garden that wraps around the home and overlooks the neighbouring paddocks beyond.



## IMPOSING & IMPRESSIVE

Locate this delightful home within the conservation area of Etton – a quiet, picturesque village hamlet sited close to local amenities. To the front, a small gravelled area creates a spot for welcoming pot plants and shrubs, adding colour to an elegant stone exterior edged by cornerstones and punctuated by mullion windows, sitting beneath a pantile roof.

Turn in through a five-bar gate onto the gravelled driveway where you will see a stable block ripe for refurbishment and a large open carport attached to the workshop.

From here, peep over the stone wall and open the timber gate into the cottage garden.



## A WARM WELCOME

Step through into an inner porch where history greets you with exposed stone walls, quarry tile flooring and beautiful latch doors. Continue into a large hallway where, immediately in front of you, you are greeted by an impressive, listed staircase, complemented by attractive tiling and beams and a tall, deep-set mullion window to the front.

Beneath the stairs lies a half-cellar, accessed via a door and stone steps – ideal for storing outdoor gear or using as a wine cellar.

*What the owners love...*

“Etton Manor has such a homely feel, perfect for families, and we love being surrounded by countryside in this quiet village. It’s now time for another family to make Etton Manor their home.”



## CHARACTER & CHARM

Proceed left into the large family room housing one of three working inglenook fireplaces, which is crowned by a sturdy oak beam and a pretty window beneath. The beams continue in this room, while traditional quarry tiling lines the floor, illuminated by mullion windows.



Beyond lies a second reception room currently used as a dining room and study. From the stunning flagstone floor and beams, to the cosy window seat and colossal inglenook with seating area, archway and a feature ‘peek’ window, the history of this home is everywhere you look.

Kick off your muddy boots in the handy laundry/boot room, which provides an external door to the garden.



Turning right from the hallway, you will discover the formal sitting room – the perfect area in which to spend the long winter evenings with your loved ones, bathed in the warm glow from the open inglenook fireplace while playing board games with mugs of comforting hot chocolate. A mullion window to the front and a garden-facing window to the side – with window seat – and original beams complete this family-friendly living space.





## A HOMELY HUB

A door from the formal sitting room leads into a delightful kitchen-diner featuring quarry floor tiles, exposed beams and walls, including an oil-fired Aga backed by exposed stonework. A Belfast sink sits before a window overlooking the courtyard area.

The kitchen comes with a range of units and food preparation areas and space for appliances. Why not enjoy a peaceful morning brew on the window seat overlooking the garden? Off the kitchen, you'll find a rear lobby with access to the garden and a cloakroom with WC.



## AND OFF TO BED...

The grand staircase turns past a half-landing illuminated by a high mullion window before ascending to the first floor. Turning right, the landing is bursting with charm in the form of beams, a wooden floor, exposed stone walls, and a mullion window with window seat. Opposite, the large family bathroom benefits from a panelled bath, basin and loo, plus plenty of storage.

A walkthrough draws you towards the first two doubles. Bedroom three can be entered via two doors, whereupon you will discover more exposed stonework and beams, a front window and a mullion overlooking the driveway.

From here, pass the en suite shower room and peep through into the guest room to admire the stone wall and a deep-set window to the garden.

Returning to the landing, opposite the staircase you will discover a pretty room with in-built shelving and a front-facing mullion window; currently used as a single, this room also holds great potential as an office or revision zone for studious teens.



## A PEACEFUL RETREAT

Continue towards the principal suite - a private retreat in which to unwind. A stone fire surround provides a focal point and sits prominently to complement the original beams and mullion window. Your own private suite featuring stone walls and two windows granting views across to the church and garden.

Proceed from here to discover your en suite and an additional bedroom; set away from the hubbub of the rest of the home, this room would make an ideal nursery, or you could remove the stud wall to create a walk-in dressing room with paddock views.





## SECOND-FLOOR SECRETS

Etton Manor comes with a large boarded attic accessed by a beautiful staircase from the main landing. This extensive area features mullion windows and beams, so you may wish to transform it into an additional suite, top-floor library or studio – the possibilities are endless.

Continue along to discover a newly converted games room and home office, lined with a gorgeous wooden floor intersecting an exposed wall with cubby holes. Containing eaves storage, this long, contemporary room can serve multiple purposes. It even has fabulous country views.



## STEP OUTSIDE

Etton Manor is nestled in grounds extending to approximately a third of an acre, with the garden wrapping around from the east overlooking open paddocks, to the west, where you will find a comfortable seating area granting views of the church.

The main garden is split between a meandering cobbled pathway framed with shrub and flower borders, and a lawn hosting a privy and attached canopy housing a hot tub from where you and your guests can soak up the garden views.



## ON YOUR DOORSTEP

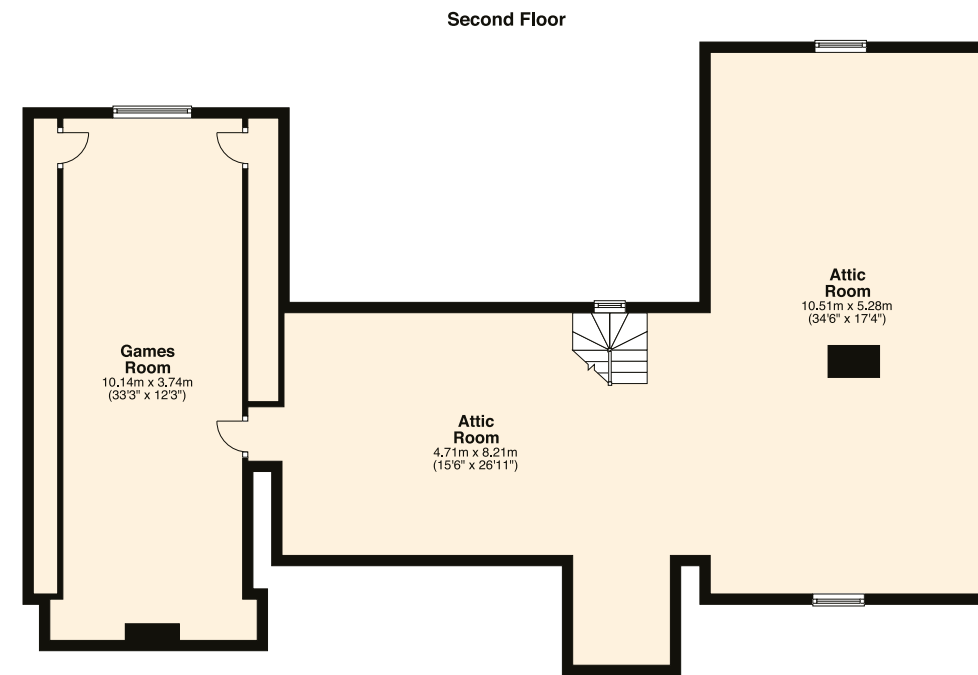
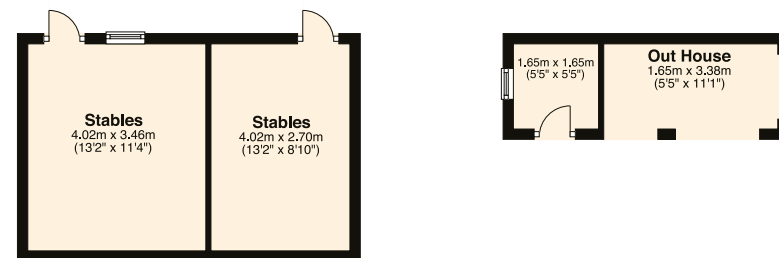
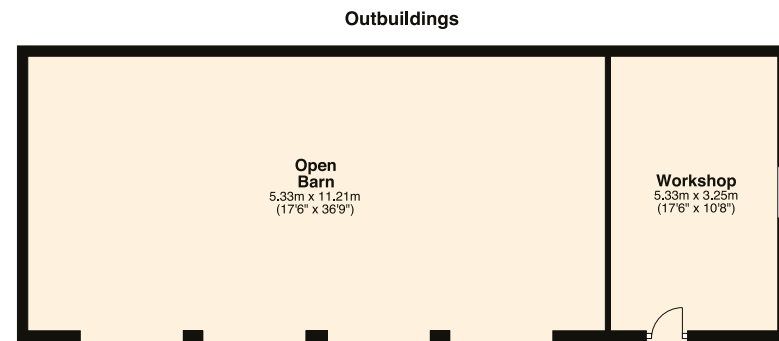
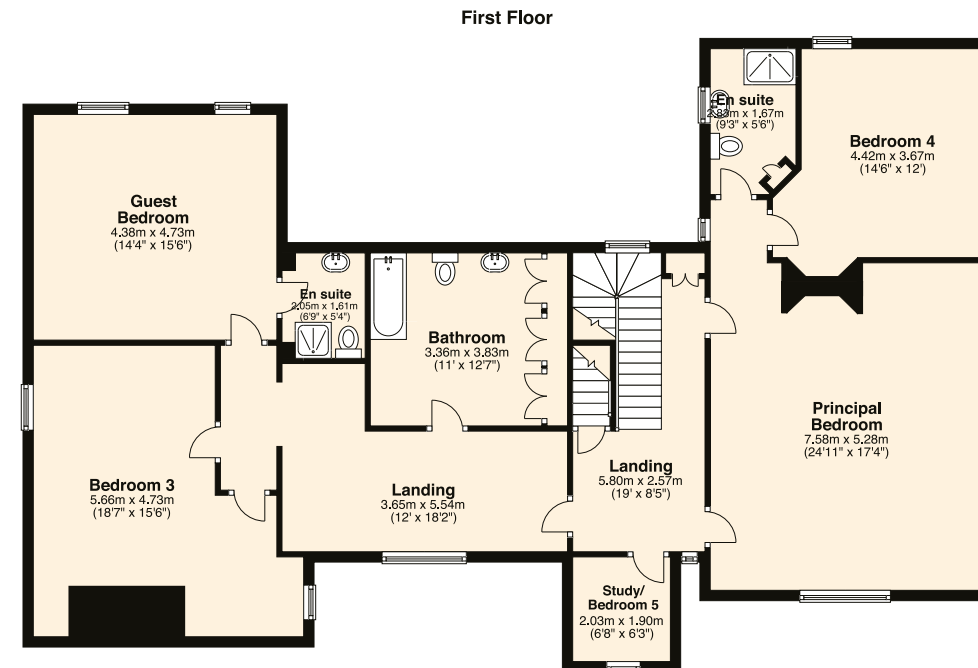
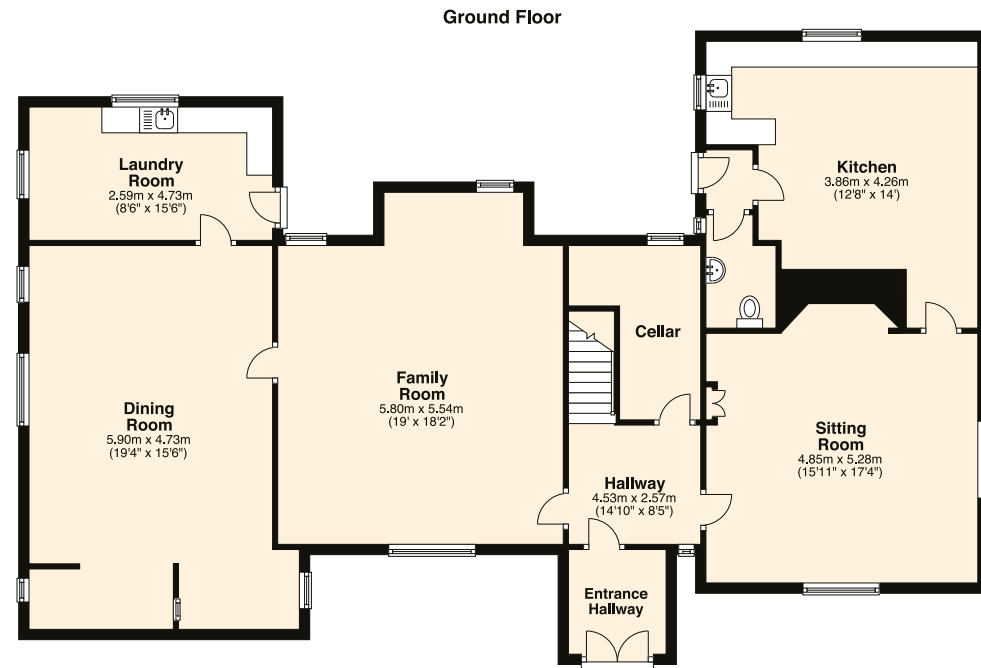
The hamlet of Etton lies north of Peterborough by 6.5 miles and 8 miles east of the Georgian market town of Stamford, with Market Deeping also within striking distance.

The Golden Pheasant pub acts as the village's social hub and serves food daily, with St Stephen's Church providing a range of community services. Explore the local countryside via public footpaths and cycle routes or enjoy a plethora of outdoor sports at Tallington Lakes Leisure Park. You can locate further day-to-day amenities in the nearby villages of Helpston and Glinton.

Schools within the catchment area include Northborough Primary and John Clare Primary, Helpston as well as Bourne Grammar and Arthur Mellows Village College. Further options include Stamford's independent schools and The King's Cathedral school in Peterborough, easily accessed via the A15. Here, you'll also find a high-speed rail link to London King's Cross (c. 49mins).

## Local information

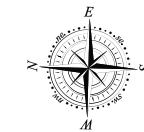
Market Deeping 3 miles (7 minutes)  
 Peterborough 6.5 miles (15 minutes)  
 Stamford 8.5 miles (19 minutes)



## THE FINER DETAILS

- Freehold
- Grade II\* listed
- Dates back to 16th century
- Conservation area
- Plot size approx. 0.3 acres
- EPC exempt
- Peterborough City Council, tax band G, £2,330 (2020/21)
- Oil central heating
- Mains electricity, water and sewage
- Superfast fibre broadband
- Open fronted barn with parking space for 4 vehicles

Ground Floor: approx. 159.9 sq. metres (1721.5 sq. feet)  
 First Floor: approx. 157.1 sq. metres (1691.3 sq. feet)  
 Outbuildings: approx. 111.2 sq. metres (1197.1 sq. feet)  
 Second Floor: approx. 144.7 sq. metres (1557.5 sq. feet)  
 Total area: approx. 573.0 sq. metres (6167.5 sq. feet)



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