



**KING WEST**

**CARTER  
JONAS**

The Gatehouse, Tolethorpe, Rutland

# The Gatehouse, Tolethorpe, Rutland PE9 4BH

A Unique Grade II Listed Former Gatehouse Dating from Medieval Times in an Idyllic Setting

Hall • Cloakroom • Sitting Room • Dining Room • Kitchen/Breakfast Room • Snooker Room • Gallery • Further Cloakroom and Kitchenette • Principal Bedroom with Ensuite Bathroom  
Guest Bedroom with Ensuite Shower • 2 Further Bedrooms • Bathroom • Stables

Range of Outbuildings • Barn • 2 Stores • Workshop • Wood Store

Boiler Room • Utility • Walled Paved Courtyard • Set in 2.93 Acres (1.18 Ha)

## Overview

The Gatehouse is situated to the rear of Tolethorpe Hall, in a very private location, in an area of great beauty, set within magnificent mature gardens and grounds of approximately 2.93 acres or thereabouts, including a grass paddock of just under 1 acre.

## Description

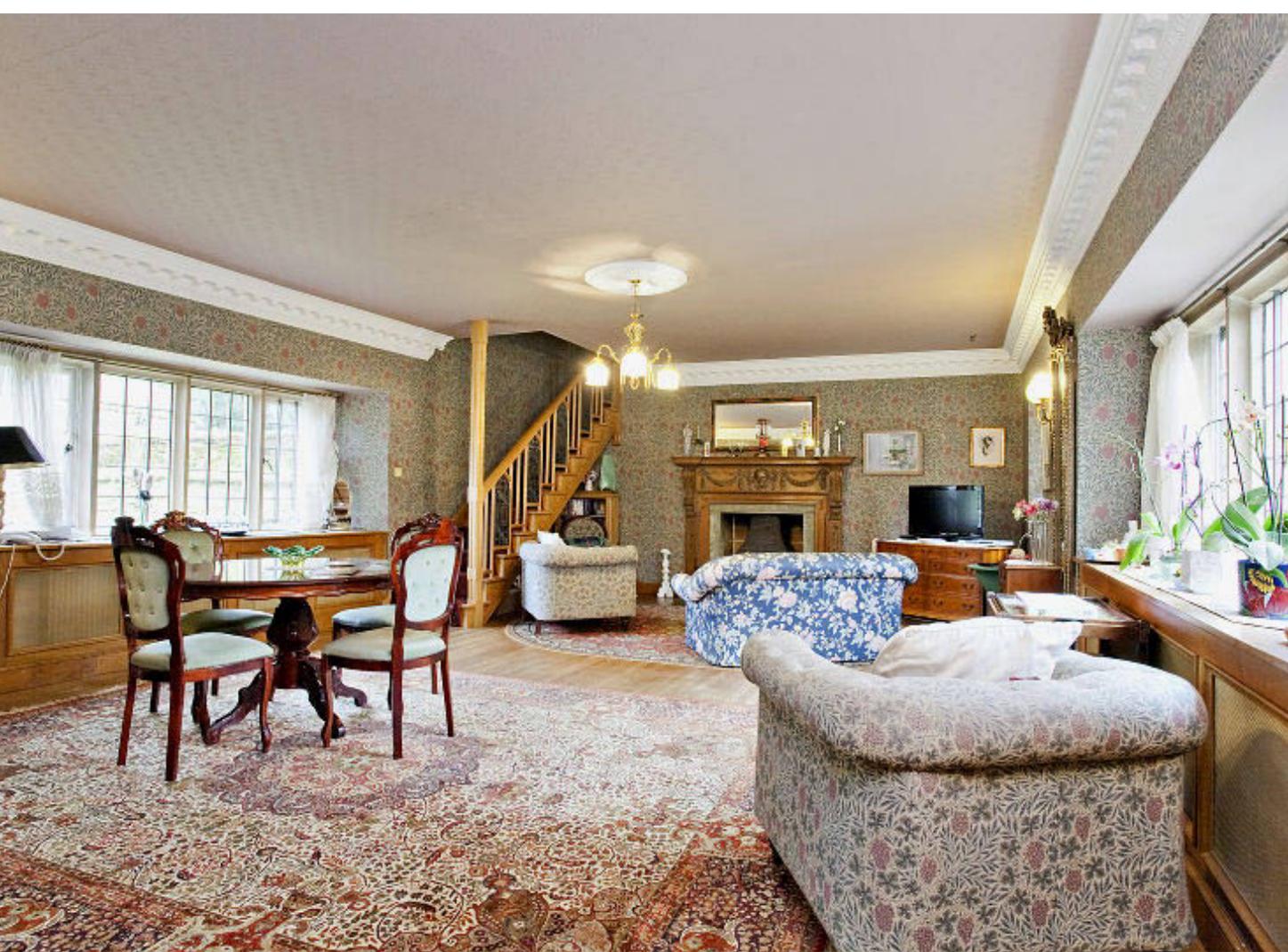
Set in the picturesque Gwash Valley, The Gatehouse is a unique Medieval property with accommodation laid over two floors comprising:  
Ground Floor – Reception Hall, Cloakroom/WC, attractively fitted Kitchen/Diner, Dining Room, Drawing Room with open ornate fireplace, an impressive Games Room and a large Function Room for entertaining with Kitchenette and WC.

First Floor – Master Bedroom with Dressing Area and En Suite Bathroom, Bedroom 2 with En Suite Bathroom, Family Bathroom, Inner Hall, two further good sized Bedrooms.

The property is approached via a sweeping driveway flanked by lawns with mature hedging and trees. The driveway carries on through a stone archway, formerly the Carriageway for horse and carriage, a particular feature of this property, linking front and rear gardens. There is an ample hard-standing for a number of vehicles in the courtyard area to the rear of the house and also pleasant landscaped gardens.

The Gatehouse is beautifully situated, within mature gardens and grounds, with its private walks and wooded areas, expanses of lawn, borders stocked with a wide variety of shrubs, bushes and flowering plants, paved seating area with feature pond offering peace and serenity. In springtime the gardens feature a breath-taking spectacle of hundreds of blossoming snowdrops and daffodils.





### Historical Note

A truly unique opportunity to acquire a delightful period property, set within beautiful and secluded gardens and grounds extending in total to approximately 2.93 acres or thereabouts – The Gatehouse, situated in Tolethorpe Park, offers a wealth of character and period features located in an enviable parkland setting to the rear of Tolethorpe Hall.

The property is Grade II Listed and was formerly the Gatehouse and adjoining outbuildings to Tolethorpe Hall dating from medieval and later, being built of coursed rubble stone with a steeply pitched Collyweston stone slate roof with coped gable ends. The property has many period features, notably the impressive carriageway and smaller pedestrian way to the side, each with double chamfered stone arches, stone mullioned windows and stone arched doorways. There is also a small brick outhouse to the west of the gateway with semi-circular headed window.

Tolethorpe Hall is a Grade II\* Listed impressive country manor taking its origins from the early 11th century when the first manor house was built on the site and which is now home to one of England's premier alfresco theatre venues – the Stamford Shakespeare Company.

The Gatehouse is situated 2 miles north of Stamford, with its setting and surrounding forming part of a classic English estate with little having changed over the centuries.

### Additional information

#### Viewing

The property may only be inspected by prior arrangement through King West T: 01780 484520 or Carter Jonas T: 01733 568100

#### Statutory Authority

Rutland County Council: 01572 722577

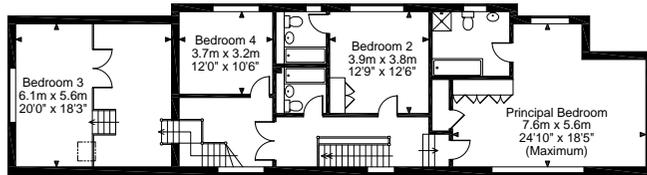
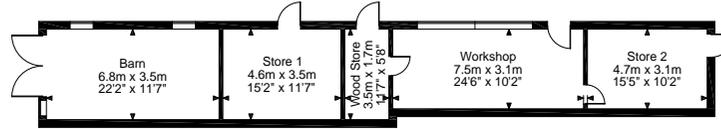
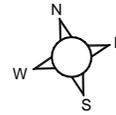
#### Directions - PE9 4BH

From Stamford take the B1081 towards Great Casterton turning right after the garden centre, signposted Toll Bar. Pass through Little Casterton and take the left hand turning to Tolethorpe. Continue down the single track lane and the entrance to The Gatehouse is the second on the left, by the cottage.

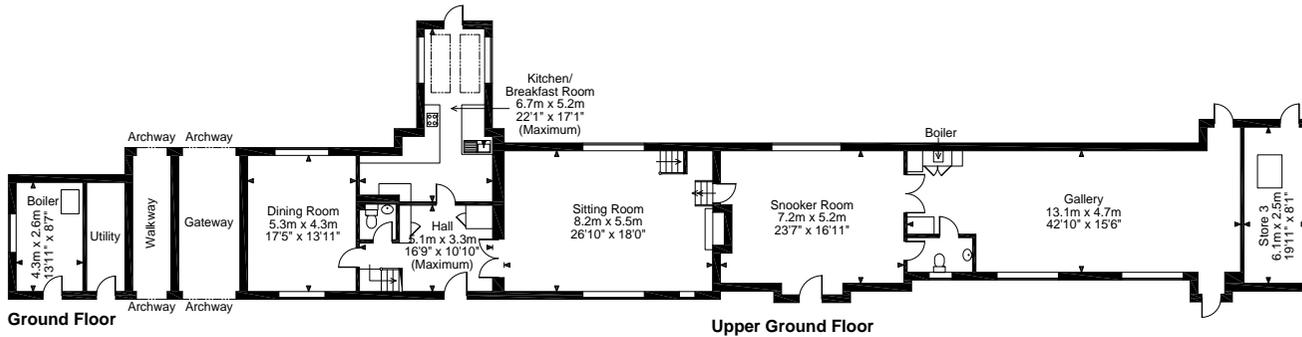
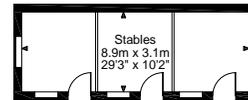


**The Gatehouse, Tolethorpe, Rutland**  
**Approximate Gross Internal Area**

- Main House = 3,801 sq ft / 354 sq m**
- Workshop = 249 sq ft / 23 sq m**
- Barn = 256 sq ft / 24 sq m**
- Stables = 299 sq ft / 28 sq m**
- Stores = 493 sq ft / 46 sq m**
- Wood Store = 66 sq ft / 6 sq m**
- Boiler Room & Utility = 195 sq ft / 18 sq m**
- Total = 5,359 sq ft / 499 sq m**



**First Floor**



**Ground Floor**

**Upper Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Energy efficiency - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(80-100) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(58-68) <b>C</b>		
(55-68) <b>D</b>			(47-57) <b>D</b>		
(39-54) <b>E</b>			(35-46) <b>E</b>		
(23-38) <b>F</b>	30	33	(23-34) <b>F</b>	23	25
(1-22) <b>G</b>			(1-22) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important information**

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