

Loop Road

Huntingdon PE28 0RE



EXPERIENCE EXCELLENCE



Butts Lodge

Blending Edwardian charm with fantastic potential, this spacious and character-filled home offers a rare opportunity for restoration and modernisation.

Set in a wonderfully private location at the end of a long driveway, the property sits on nearly half an acre of mature, landscaped gardens featuring formal lawns, a variety of established trees, a courtyard, and several useful outbuildings. With approximately 3,490 sq. ft. of living space, the home retains elegant original features and offers versatile accommodation perfect for large families or those seeking self-contained annexe space. Inside, you will find a welcoming reception hall with a cloakroom, a generously sized living room, formal dining room, study/library that could also function as a third reception room, a well-appointed kitchen and two utility areas—one of which doubles as a second kitchen. There are up to seven bedrooms, including one currently used as a dressing room, and three bath/shower rooms. With two staircases, the layout provides excellent versatility, ideal for families with additional living requirements.

Keyston is a sought-after and charming village located just southeast of the market town of Thrapston. Much of the village falls within a conservation area, preserving its peaceful, picturesque character. Local amenities include a traditional parish church and a village hall that hosts community events throughout the year. There is also a well known public house/restaurant called 'The Pheasant'. Despite its tranquil, rural atmosphere, Keyston enjoys excellent transport connections. The recently upgraded A14 and A1 roads offer superb links for commuters, while fast train services from Huntingdon and Wellingborough provide easy access to London. Nearby, there are further amenities within Kimbolton, Thrapston and Oundle. Kettering is around a 20 minute drive from the property and offers a wider range of shopping, dining, and leisure facilities.







Step through the double-glazed porch into a bright and inviting reception hall, complete with an original brick fireplace, cloakroom cupboard and a staircase rising to the first floor. The impressive dual-aspect sitting room is a standout space, with a stunning roof lantern, open fireplace with marble surround, two bay windows, and bi-fold doors opening out to the garden, perfect for a summers day. The formal dining room also enjoys garden views through a bay window and features an elegant hardwood fireplace surround. The spacious kitchen includes tiled flooring, ample worktop space, an inset sink, fitted cabinetry, an AGA and an integral oven, hob, dishwasher and fridge freezer. A matching utility room extends from the kitchen, fitted with additional countertops, a sink, cabinets, plumbing for a washing machine, and housing for the oil-fired boiler. From here, there is access to the rear courtyard. A second hallway with quarry tiles connects to a second staircase, a second kitchen/utility room, and a generously sized study/library, which boasts extensive shelving and two sets of patio doors to the garden.



The main staircase leads to a wide landing and five of the bedrooms, along with two bathrooms—one of which features both a bath tub and shower cubicle. The master bedroom enjoys garden views along with ample built in wardrobes and space for a dressing area. The second bedroom also overlooks the garden and includes built-in wardrobes. Both the third and fourth bedrooms are accessible via the rear staircase and share the three piece shower room.

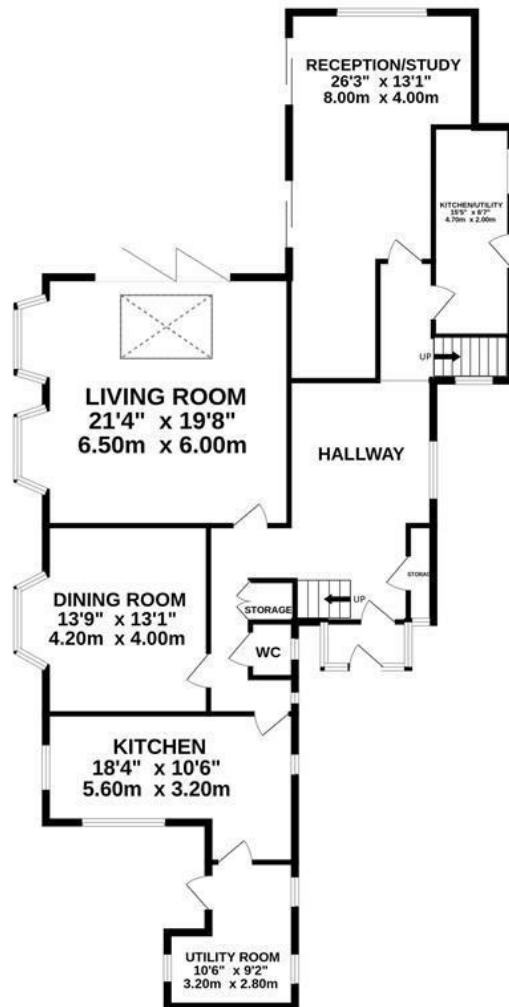
Outside, the beautifully maintained gardens offer privacy, established planting, and large lawns. A gate opens to a long, tree-lined gravel drive leading to ample parking and a spacious double garage. To the side of the garage, a gated entrance allows access to a secluded courtyard with a large outbuilding, as well as two additional storage sheds located along the drive.

Council Tax Band: F

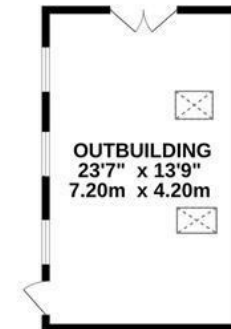
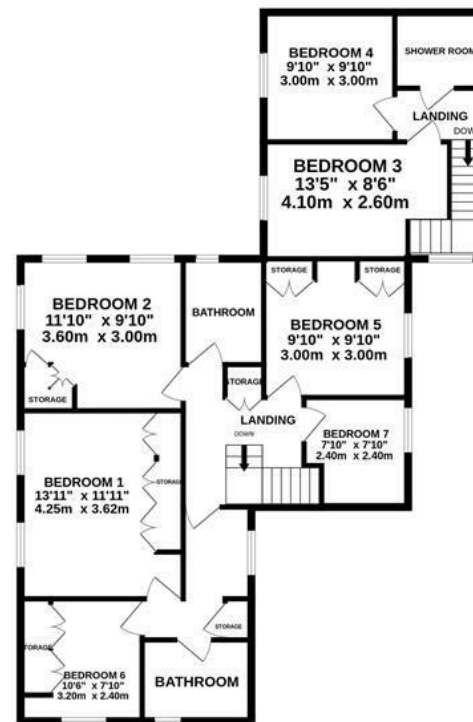
EPC Rating: E



GROUND FLOOR
1508 sq.ft. (140.1 sq.m.) approx.



1ST FLOOR
1984 sq.ft. (184.3 sq.m.) approx.



TOTAL FLOOR AREA : 3492 sq.ft. (324.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kettering

12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



Rothwell

30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ



Thrapston

22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH




Corby

1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 