

MANOR  
HOUSE

PICKWORTH

JAMES  
SELICKS





## MANOR HOUSE, ORIGINALLY BUILT IN THE 1890S, IS A SIX- BEDROOM VICTORIAN FAMILY HOME

offering spacious and light filled accommodation, outbuildings, stabling and a small paddock, standing in an elevated position on a generous plot of approximately two acres with a one-acre paddock opposite, is well situated in the village of Pickworth surrounded by beautiful rolling countryside.





## LIVING ACCOMMODATION

Manor House is an exceptional Victorian residence that has been beautifully and sympathetically modernised, preserving a wealth of original period features. Characterised by its soaring ceilings and large sash windows, the home is bathed in natural light throughout.

The ground floor offers an impressive layout, beginning with a spacious entrance hall featuring the original tiled flooring. At the heart of the home lies a spectacular open plan living kitchen, extending approximately 39 feet and benefitting from a triple aspect, with French doors at both ends opening out onto the surrounding patios and gardens. The kitchen is fitted with an extensive range of classic shaker-style units, a variety of integrated appliances, an electric Aga, space for an American-style fridge freezer, and a central island with breakfast bar.

Adjoining the kitchen is a generous utility/boot room providing additional storage, space for white goods, and direct access to the rear of the property. To either side of the entrance hall are two elegant reception rooms, both with dual-aspect views, feature fireplaces with log-burning stoves, and characterful touches such as a large bay window in one and open-plan flow back to the kitchen in the other. A downstairs cloakroom completes the ground floor accommodation.









## BEDROOM & BATHROOM ACCOMMODATION

The upper floors are home to six well-proportioned bedrooms and three bath/shower rooms. On the first floor, three double bedrooms include the magnificent principal suite, offering a spacious bedroom, a dedicated dressing area, and a luxurious ensuite bathroom. The ensuite is thoughtfully appointed with a centrally positioned roll-top bath, a walk-in shower, wash hand basin, low flush WC, and a heated towel rail. The second bedroom includes built-in wardrobes, while the third is currently used as a study.







On the second floor, there are a further three bedrooms, two doubles and a single. All three of these bedrooms are served by a shower room complete with a walk-in shower, wash hand basin, low flush lavatory and a heated towel rail.

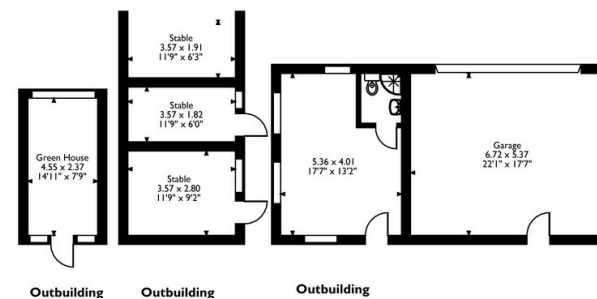
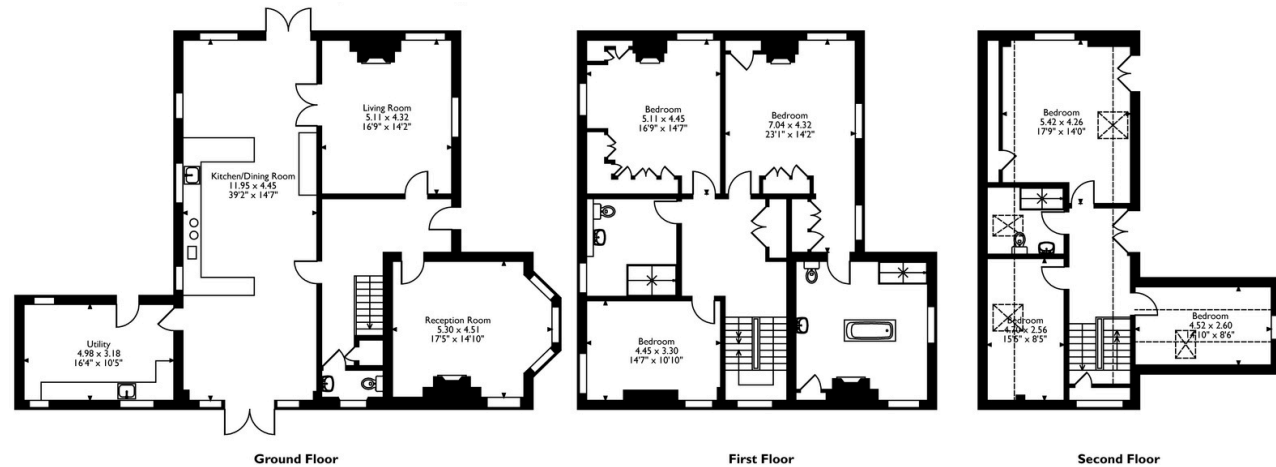




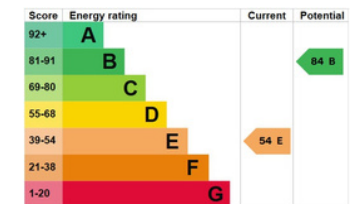
## FEATURES

- 39 ft. Open Plan Living Kitchen
- Two Reception Rooms
- Large Utility/Boot Room, Downstairs Cloakroom
- Six Well-Proportioned Bedrooms
- Two Shower Rooms, One Ensuite
- Private Driveway
- Detached Double Garage with Attached Office/Gym
- Tennis Court, Stables, Two Paddocks
- Well-Established Grounds of Approx. Three Acres
- Countryside Views

APPROX. GROSS INTERNAL AREA  
299 SQ.M / 3218 SQ.FT



THIS RARE AND REMARKABLE HOME PRESENTS A UNIQUE OPPORTUNITY TO OWN A PIECE OF VICTORIAN HERITAGE, REIMAGINED FOR MODERN LIVING. IT IS PERFECTLY SUITED FOR A FAMILY SEEKING SPACE AND PRIVACY IN AN IDYLIC RURAL SETTING.



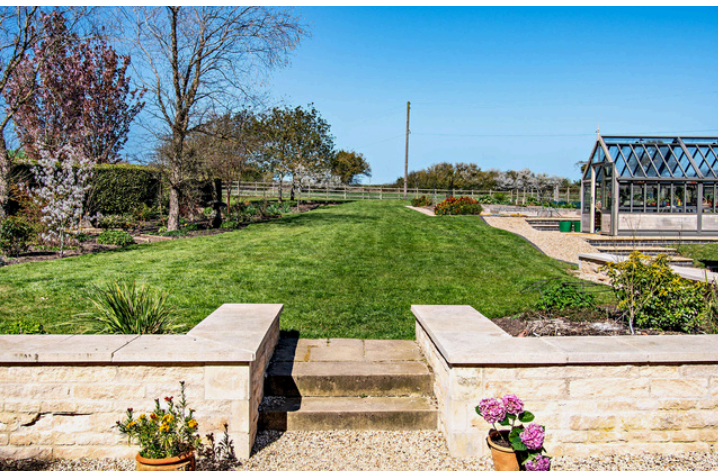


## THE GROUNDS

Manor House enjoys a peaceful and private position, set within approximately 2 acres of mature, landscaped grounds, and a paddock of approximately 1.12 acres on the opposite side of the road. A gravel driveway leads to ample parking and a detached stone-built double garage with an electric door. The grounds are arranged into a variety of spaces: two south-facing front lawns flank the drive, bordered by fencing and hedging, and dotted with mature specimen trees.

The front gardens wrap around the property to the west side where a large sun terrace adjoins the kitchen—perfect for capturing afternoon and evening sun. From here, two gates lead to different garden areas: one to a tennis court and another to a more secluded rear patio. Steps from this patio ascend to a more formal garden, an enclosed area with mature borders, a substantial vegetable garden, greenhouse, and access to the garage and its attached office/gym. The office/gym features its own ensuite bathroom, offering the flexibility to be used as an additional bedroom if desired.

Beyond the garden lies a small paddock, and discreetly positioned behind the tennis court are the stables—completing this exceptional country home.





## LOCATION

Tucked away in rolling countryside, the historic village of Pickworth—mentioned in the Domesday Book—offers a peaceful rural lifestyle with a welcoming community. The monthly service at All Saints Church is a local tradition, and nearby Castle Bytham provides everyday amenities. Excellent schooling is within easy reach in both the state and private sectors, including Great Casterton Primary just seven minutes away, and highly regarded independents such as Stamford Endowed Schools, Witham Hall, Oakham School, and Bourne Grammar. Recreational opportunities abound with Woolfox Golf Course, a local running club, and Rutland Water close by for outdoor adventures. The charming Georgian town of Stamford—less than 15 minutes away—offers boutique shopping, cafés, and cultural attractions, and was recently named the UK's second-best place to live by The Times. For commuters, the A1 offers excellent road links, and Peterborough Station is just 30 minutes away, providing direct trains to London King's Cross in under an hour.

## SERVICES & COUNCIL TAX

The property is offered to the market with mains water, electricity, private drainage and oil-fired central heating. Council Tax Band G

The property benefits from two large sets of solar panels that feed battery storage located in the garage.

## TENURE

Freehold







JAMES  
SELICKS

For further information or to register your interest,  
please contact James Sellicks on  
01572 724 437 or email on [oakham@jamesellicks.com](mailto:oakham@jamesellicks.com)