



THE WOLERY
NASSINGTON





The Wolery is a substantial stone country residence with over 3000sqft of accommodation, set in a tucked away position with stunning open countryside views. Having been tastefully converted from original barns by a renowned local developer, the property now offers an extremely high standard of living accommodation combined with beautifully landscaped grounds. The property has been designed with low energy in mind, boasting an impressive EPC rating of B, air source heatpump and solar panels with payback scheme.

Being impeccably presented throughout, the accommodation comprises an impressive entrance into a large open plan dining hall/living room, cloakroom, study, snug/bedroom five, stunning fitted kitchen with centre island, feature vaulted ceiling and bifold doors onto dining terrace, a pantry and large separate utility room, opening through to a large dining room/snug with wood burning stove leading to bedroom four with ensuite shower room. This side of the property was originally designed to easily allow for conversion to a self-contained integral annexe. The first floor offers a large designer master suite to include a dressing room and luxury bathroom with free-standing bathtub, walk-in shower and his and hers sinks. There are two further double bedrooms, both serviced by the main family bathroom.

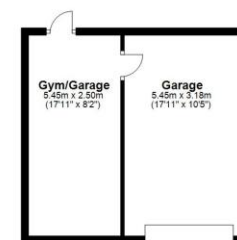
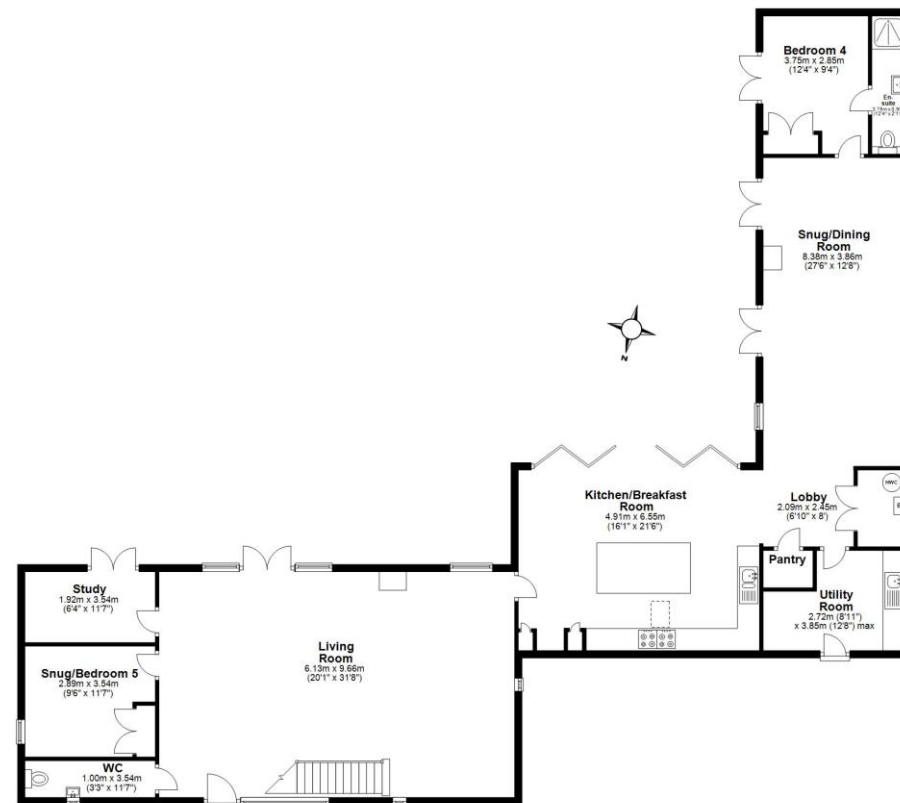
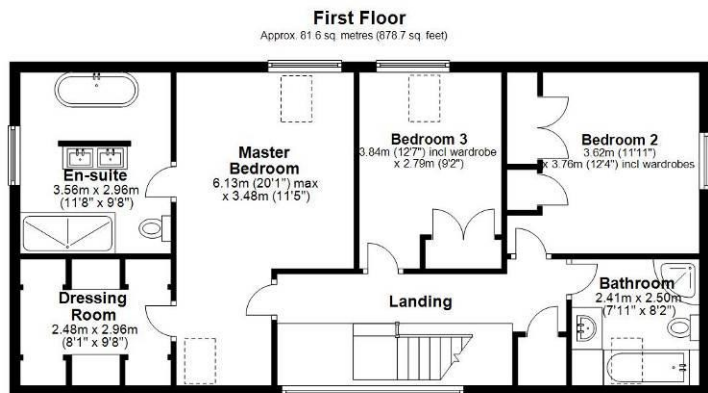
The property is approached by a block paved driveway which leads to a spacious area of parking and detached garaging, formerly a double garage but now offering a single garage and home gym/office to the other side (could be easily converted back to make double garage if desired).

The grounds have been lovingly landscaped by Chelsea Flower Show's award-winning Adam Frost, with a fully enclosed rear garden offering a large patio terrace ideal for alfresco dining, spacious area of lawn and orchard area with flower and vegetable boxes.

The property is located in the charming village of Nassington, just five miles from the attractive town of Oundle, seven miles from picturesque Stamford and twelve miles from the city of Peterborough, with mainline trains to London in under an hour. For road users, the A1 and A47 are both within easy reach, giving this home the perfect combination of country living whilst being well-positioned for commuters.

The Outside...





Total area: approx. 293.9 sq. metres (3163.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
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