



# Porch House

APETHORPE

# PORCH HOUSE

APETHORPE, PETERBOROUGH, PE8 5DP

Nestled in the pretty village of Apethorpe sits Porch House, a fabulous former barn which was converted around 45 years ago. This beautiful unlisted home offers extensive accommodation, a totally private south-facing garden complete with a swimming pool and a large double garage with electrically operated doors.









# Welcome Home

Setting the tone is a wonderful entrance hall with full height arched windows framed by exposed stone lintels. Polished flag stone flooring and warm oak doors all make for the most charming first impression. From the central hallway, the living accommodation is to the left. Here, you'll find a large kitchen beautifully arranged with a generous array of painted cabinets set around a large central island, complete with a breakfast bar.

French doors open to the fabulous garden, seamlessly blending the indoor and outdoor spaces.

Beyond the kitchen, through oak double doors, is a wonderful open-plan living area currently used as a lounge dining room.

This fabulous space features a vaulted ceiling with exposed cross beams which all adds to the sense of space and light. To the rear gable is an impressive fireplace housing a wood-burning stove offering a cosy focal point on chillier evenings. This delightful room is bathed in natural light thanks to windows on two elevations plus a glazed door that leads directly to the garden











## and so to bed...

Back in the hallway to the right are three of the five bedrooms, all of which are generous doubles. The principal bedroom boasts a vaulted ceiling, ample built-in storage, and an en-suite bathroom with a panelled bathtub with shower over, loo, and a wash hand basin. Two further bedrooms, one with built-in wardrobes, share a family bathroom featuring a contemporary freestanding bathtub, a wash hand basin, a toilet, and a heated towel rail.

From the hallway, an oak staircase rises to the galleried first floor landing area, where two additional bedrooms (one currently used as a home office) can be found. Flooded with light thanks to large Velux windows, these lovely rooms offer storage with a dressing room to one and eaves storage in the other. Completing the first floor is a pretty bathroom with a panelled bath, wash basin, and loo.









## step outside

A particularly wonderful feature of this home is the totally private south-facing rear garden. Set out in sections, clipped topiary hedging borders deep beds planted with mature plants and shrubs. Espalier apple trees meet tumbling wisteria, providing a fabulous vista as you meander along the pathway, under rose arches, and onto the potting shed and vegetable patch. Beyond is a lawn, and a couple of steps lead up to the pool area. Fun for all the family, the swimming pool is surrounded by paved area ideal for seating and relaxation.

To the front of the property is an attached double garage with twin electric up-and-over doors to the front.

## local amenities

Apethorpe's history dates back to Roman times and nearby Apethorpe Palace has been home to the Kings and Queens of England. The village of Kings Cliffe is just a mile away and has further amenities including a bakery, general store, primary school and post office. The market town of Oundle is six miles away offering an excellent range of independent shops, cafes and restaurants and the prestigious Oundle School. Corby and Peterborough are within 15 miles with rail links to London St Pancras, Kings Cross along with very easy access to the A1.

## services

Mains water, electricity and drainage are understood to be connected. There is oil fired central heating. (None tested by the agent).

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.







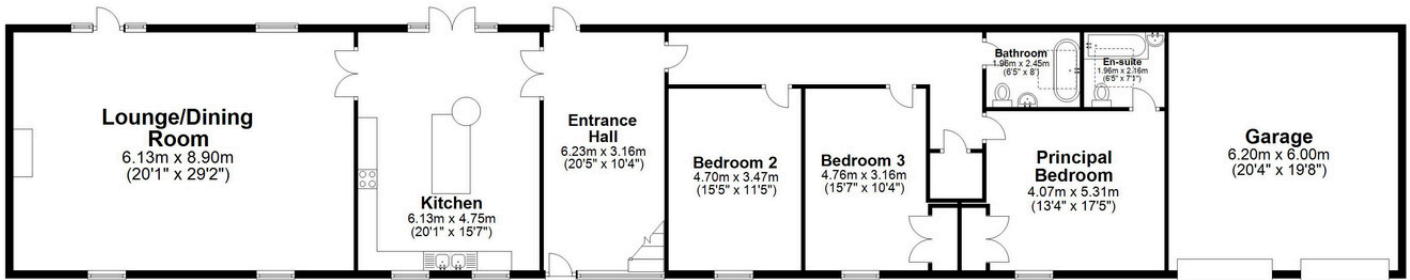




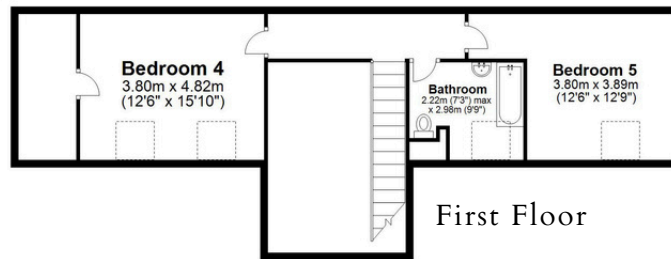


## finer details

Approximate Gross Internal Area:  
297.1 sq m / 3197.7 sq ft



Ground Floor



First Floor

Local Authority: East Northamptonshire District Council  
Council Tax Band: G

Tenure: Freehold

EPC rating: 39 | E

EPC potential: 73 | C

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.







# Digby & Finch

ESTATE AGENTS

01780 758 090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

8 St Mary's Hill, Stamford, PE9 2DP