



Weathertrees  
HARRINGWORTH



# WEATHERTREES

Gretton Road Harringworth, NN17  
3AD

Located within the picturesque village of Harringworth, Weathertrees is a charming unlisted period property that has been thoughtfully updated to offer a seamless blend of historic charm and contemporary living. This delightful home is perfectly positioned in the heart of the village and offers very generous living space along with a large walled garden.

This lovely home has recently undergone some refurbishment, including the creation of a fabulous open-plan kitchen that truly forms the heart of the property.







## Step Inside

Stepping into a welcoming hallway, herringbone flooring provides an immediate sense of sophistication. The ground floor accommodation is arranged to offer both elegant entertaining spaces and practical family living. A guest cloakroom is conveniently located just off the hallway, while glazed doors lead through to the kitchen and living areas.

The kitchen is a truly stunning space, flooded with natural light from the roof lantern, creating a bright and airy atmosphere. The room is generously proportioned, featuring a beautifully fitted range of cabinetry, integrated appliances, and sleek quartz work surfaces. The central peninsular island is ideal for informal dining or socialising, while the walk-in pantry offers an abundance of storage.





Open to the kitchen is a delightful dining area with exposed timbers, stone walls, and access to the private gardens through the large glazed doors. The seamless flow of space creates an inviting and relaxed atmosphere, perfect for family gatherings or entertaining guests.

The sitting room retains the character of the original home, with a cosy inglenook fireplace and timber beams creating an inviting focal point. Two sets of French doors lead directly into the rear garden, providing an effortless connection between indoor and outdoor living.

A further dual aspect reception room, again featuring an inglenook fireplace, offers an additional flexible space that can be adapted to suit various needs, whether as a further sitting room or a peaceful study.







Beyond the kitchen lies a utility room, a well-designed boot room, and a home gym. Moving to a large, vaulted room, currently set up as a home office, offers enormous potential. With its separate access, this space could easily be transformed into a self-contained annexe, ideal for multi-generational living, visiting guests, or those working from home.

### And so to bed...

Ascending the wide staircase to the first floor hallway, there are five spacious bedrooms, all served by three stylish bath or shower rooms.

The principal bedroom is dual aspect and benefits from in built wardrobes and a beautifully appointed en-suite bathroom, providing a serene retreat. A guest bedroom also benefits from its own en-suite shower room, while the remaining bedrooms share a pretty family bathroom, complete with a freestanding roll-top bath and elegant finishes throughout.





## Outside

Set behind a stone boundary wall, Weathertrees enjoys a great central village position, with ample parking to the front of the property.

To the rear, the fully enclosed garden provides a peaceful sanctuary, offering both lawned areas and mature planting. Two substantial outbuildings, including a charming summer house, which could provide excellent additional space for hobbies, relaxation, or home offices.

## Services

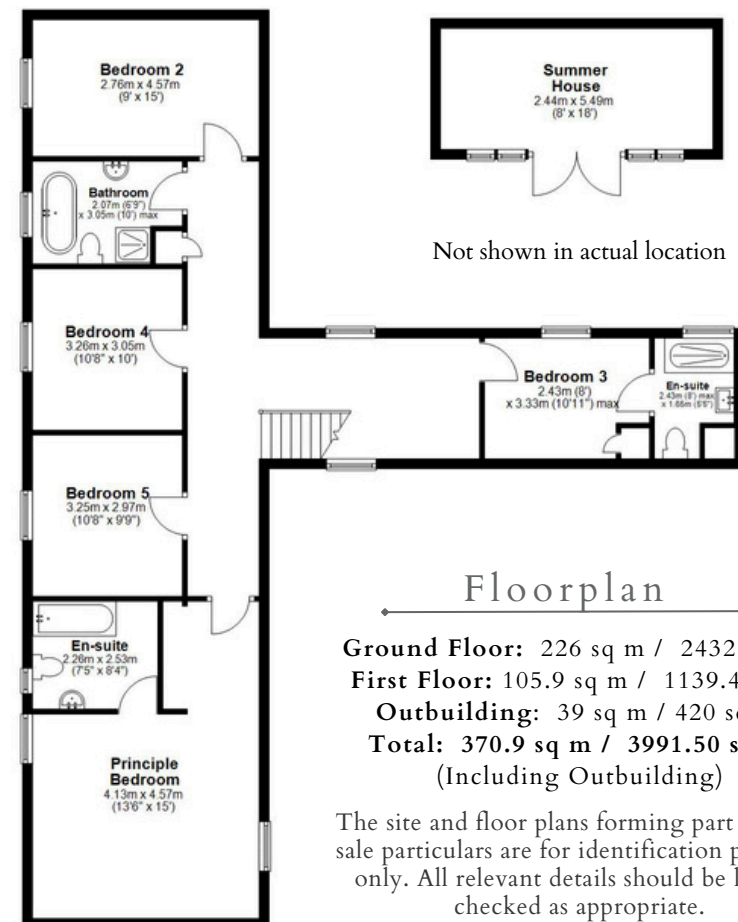
Mains water, drainage, gas and electricity are understood to be connected. The property has gas central heating. None of the services or appliances have been tested by the agent.

## 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.







## Floorplan

**Ground Floor:** 226 sq m / 2432.1sq ft  
**First Floor:** 105.9 sq m / 1139.4 sq ft  
**Outbuilding:** 39 sq m / 420 sq ft  
**Total:** 370.9 sq m / 3991.50 sq ft  
 (Including Outbuilding)

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.

## Finer Details

**Local Authority:** East Northamptonshire  
 County Council  
**Council Tax Band:** F

**Tenure:** Freehold  
**Possession:** Vacant possession upon completion.

**EPC rating:** 51 | E  
**EPC potential:** 78 | C

## Location

Harringworth, a charming village in north-east Northamptonshire, offers a perfect blend of rural beauty and modern convenience. Just three miles from Uppingham, 10 miles from Oakham, and 11 miles from Stamford, it boasts stunning views of the River Welland and the iconic Harringworth Railway Viaduct.

The village has a strong community spirit, with local amenities including horse riding, a village hall, and nearby pubs like The George & Dragon in Seaton.

Families benefit from excellent nearby schools, including Stamford, Uppingham, and Oakham. With Corby's mainline station just seven miles away, commuting to London is easy. Harringworth offers a peaceful yet connected lifestyle, making it an ideal location for families and professionals alike.





Digby & Finch

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