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BLATHERWYCKE

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BLATHERWYCKE, PETERBOROUGH, PE8 6YW

Occupying an exceptional position with panoramic views across unspoiled countryside, Number 5, presents a rare opportunity to acquire a beautifully designed contemporary residence in the heart of one of the region's most idyllic village settings. Perfectly located within easy reach of Oundle, Oakham, Uppingham, and Stamford, this stunning home offers the best of both worlds, serene rural living with the convenience of nearby market towns and very easy access to major roads.

Meticulously crafted just a couple of years ago, this fabulous property showcases a striking emphasis on light and space with seamless integration with its natural surroundings. The expansive, open-plan layout is flooded with natural light, thanks to floor-to-ceiling glazing, which frames the breathtaking countryside views. Every detail of the home has been thoughtfully considered, creating an elegant balance between modern luxury and practical living.

This exceptional property provides an enviable lifestyle for those seeking a peaceful retreat, while remaining well-connected to some of the region's most sought-after locations. Perfectly positioned to enjoy the beauty of rural living with unparalleled views, Number 5 is truly a home of distinction.





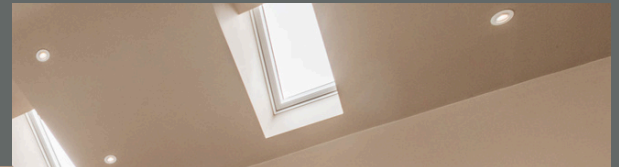
Step Inside

Stepping into a fully glazed entrance hall with vaulted ceilings, the sense of light and space set the tone for the exceptional design throughout.

Beyond the bespoke oak staircase lies a serene seating area, perfectly positioned to take in the stunning countryside views through a large picture window.

To the left, double oak doors lead into the expansive open-plan living area, thoughtfully designed to create distinct zones for relaxation, dining, and entertaining.

The large seating area flows seamlessly into the generous dining space, adjacent to a sleek, contemporary kitchen that epitomizes both style and functionality. The kitchen offers an extensive range of wall and floor cabinets arranged around a substantial island with breakfast bar, ideal for casual dining. Fully equipped with integrated high-end appliances, including a double oven, induction hob with integrated extractor, boiling water tap, waste disposal, dishwasher, drinks chiller, and an American-style fridge freezer, the kitchen is truly a chef's dream.





Bathed in natural light from vast sliding doors and additional French doors, this entire living space offers a seamless connection between indoors and out, perfect for both everyday living and entertaining family and friends.

A large utility room, accessible from the kitchen, provides further storage with additional wall and floor cabinets, ample space for white goods, and a walk-in pantry offering excellent storage options. A convenient cloakroom is also situated beyond the utility room.



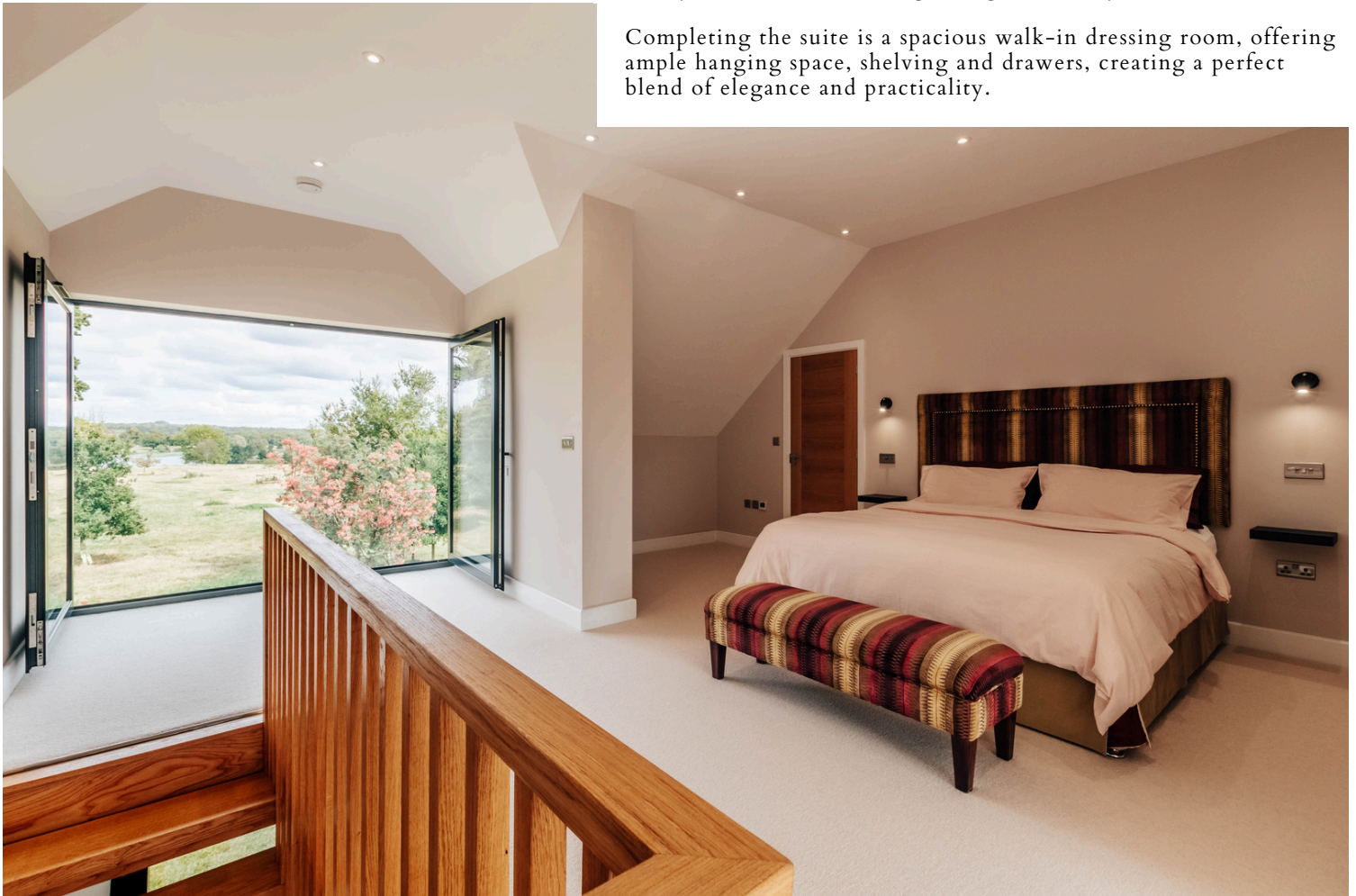
And so to bed...

There are two peaceful ground floor bedrooms which are located off the right hand side of the entrance hall. Both rooms are beautifully appointed and share a luxurious shower room featuring a sleek, contemporary suite.

Ascending the bespoke staircase, the first floor reveals an extraordinary principal bedroom suite, a true sanctuary offering breathtaking views across the surrounding countryside.

To the rear is a Juliet balcony, inviting you to fully appreciate the tranquil setting. The luxurious en suite bathroom is fully tiled and designed for ultimate relaxation, featuring a contemporary bathtub positioned beneath a Velux roof light, a large walk-in shower, vanity basin with wall-hung storage, and a stylish loo.

Completing the suite is a spacious walk-in dressing room, offering ample hanging space, shelving and drawers, creating a perfect blend of elegance and practicality.



Grounds & Gardens

The property is approached via a generous shingle driveway, offering plenty of parking space along with a double carport and an additional garage. Both carport and garage are equipped with power, lighting, and water, along with the convenience of an electric car charging point.

Surrounding the property, beautifully maintained lawned gardens wrap seamlessly around the home, extending towards the breath-taking open countryside beyond—creating an uninterrupted connection between the landscaped outdoor spaces and the natural vistas.

Wildlife is an ever-present delight, with the open farm land providing a year-round haven for nature, enhancing the sense of tranquillity that defines this unique property.





Local Amenities

Blatherwyke is a small village located in East Northamptonshire. The area is known for its peaceful countryside, historical sites, and natural beauty.

Historically, Blatherwyke was home to Blatherwyke Hall, a significant country estate. The hall was demolished in the mid-20th century, but remnants of the estate still exist. The village is situated near Blatherwyke Lake, which adds to the scenic charm of the area. It's part of the larger Blatherwyke Park, which was originally part of the estate's grounds.

Blatherwyke has a small, picturesque church, St. Mary's, which dates back several centuries and reflects the village's rich history. The village is surrounded by woodlands, making it a great area for nature walks and spotting local wildlife.

With a small population, Blatherwyke is a quiet, close-knit rural community, offering a peaceful retreat from the hustle and bustle of larger towns and cities.

Services

The home is equipped with modern, eco-friendly services, including air-source under floor heating, a sewage treatment plant, and solar panels benefiting from a feed-in tariff, generating approximately £1,200 - £1,500 per annum—an ideal blend of sustainability and efficiency.

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

Local Authority: East Northamptonshire District Council

Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 75 | C

EPC potential: 84 | B



Floorplan

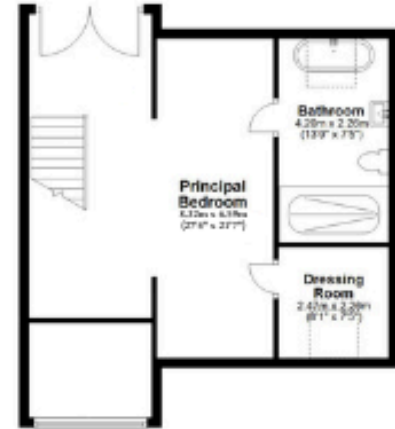
Total Internal Area Approx: 173.8 sq m / 1863.7 sq ft

Garage Approx: 14.8 sq m / 162.7 sq ft

Car Port Approx: 26.9 sq m / 293.8 sq ft



Ground Floor



First Floor

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

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