



Northorpe Lodge
Wood Lane | Thurlby | Lincolnshire | PE10



KEY FEATURES



- *A Handsome Double Gabled Stone Built Residence*
- *Located Conveniently Between Bourne and Stamford*
- *Situation Down a Country Lane Without Direct Neighbours*
- *Entrance Hallway, Reception Room, Dining Room and Snug*
- *Kitchen/Breakfast Room, Garden Room, Utility Room and WC*
- *First Floor: Four Double Bedrooms, All with En Suites*
- *Second Floor: Large Attic Space with Possibility For Conversion*
- *Single Storey Barn Studio with Attached Garage, Potential for Annex (Subject to Planning)*
- *Detached Double Garage and Large First Floor Space plus a Greenhouse*
- *Outdoor Heated Swimming Pool, Natural Pond, Semi-Parkland Setting*
- *Gardens and Grounds Extend to Circa 5.7 Acres (Subject to Measured Survey)*
- *Total Accommodation of Main House (Including Loft) is Approx. 3758 Sq.Ft.*





Set on extensive grounds of approximately 5.7 acres (subject to measured survey), Northorpe Lodge combines elegance, comfort, and all the expected charm of rural living whilst still being conveniently situated near local amenities at the edge of the village of Thurlby near the historic town of Bourne.

This exceptional four-bedroom family home is thoughtfully designed for a balance of stylish living spaces and functional areas. Upon entering, you're welcomed into a grand entrance hall with an impressive staircase that rises and splits to a galleried landing, setting the tone for the sophistication that lies within.

The ground floor features an expansive dual aspect living room with a statement fireplace, perfect for cosy evenings with family or friends, whilst the adjacent snug is perfect to curl up with a book and a glass of wine during long winter nights. The elegant dining room is situated across the hallway, next to the kitchen. The modern kitchen/diner is the heart of the home, fitted with modern shaker style units and topped with granite worktop whilst an island incorporates a sink, an integrated dishwasher and fitted with plenty of cupboards. Although heating is oil-fired, an electric Aga is giving great flexibility and plenty of cooking facilities along with the integrated microwave, as this house lends itself to entertaining on a grand scale. With space for dining at one end where French doors open onto the rear garden with the outdoor swimming pool, the room leads seamlessly into the bright and airy garden room at the other end with panoramic views of the garden. The garden room is fitted with air conditioning and another great feature of the property is the water softener which is in the utility room.









Moving upstairs a spacious and bright galleried landing await along with four well-proportioned bedrooms, all fitted with en suite. The storage room between the master suite and the front bedroom has an electric pull down ladder providing access to the spacious loft, where there are three further rooms giving the opportunity to create further bedrooms, if needed.





The charm of Northorpe Lodge extends beyond the interiors to the magnificent outdoor spaces – including a stunning outdoor heated swimming pool. The property is approached via a sweeping driveway, leading to a circular drive and the detached double garage with room above providing further space that can be used as an office or as an overflow guest accommodation.

The gardens are a real feature, well-manicured lawns with a large natural pond, bordered with mature trees, hedges and shrubs, offering seclusion and privacy. The swimming pool is situated behind the property creating a centre piece of the rear garden, measured 9 m x 5 m and the depth is 1.22 m to 1.8 m. The pool is heated with its own boiler which is located in the Amdega building at the side of it. A paved outside seating area is a real suntrap and offers wonderful space to soak up the sun or entertain outside.

Another highlight of the property is the large barn, offering ample opportunity whether you need additional space for an office, studio, gym or additional guest accommodation. It could also be turned into a self-contained annex, subject to the necessary consents.







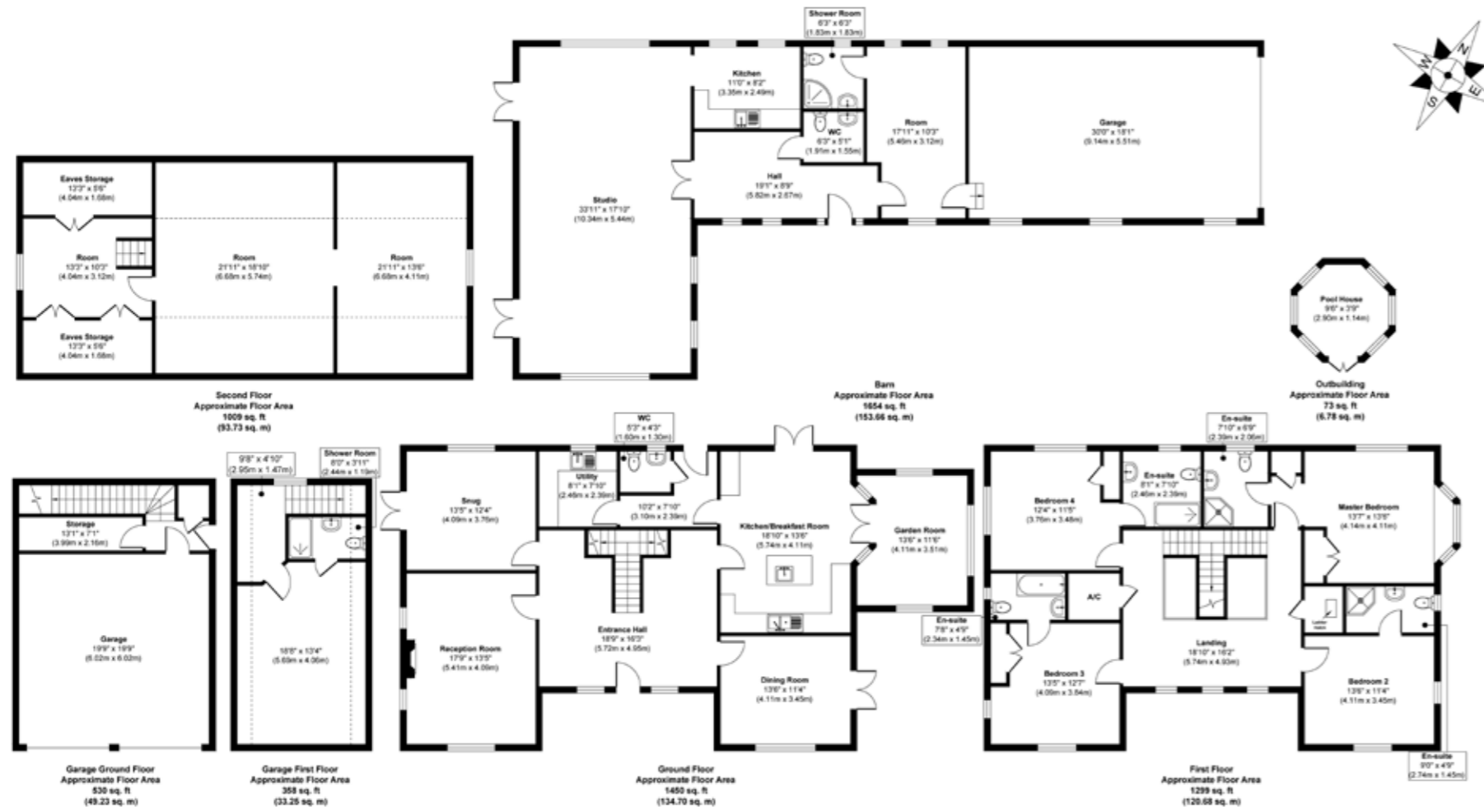
The backdrop of Thurlby gives you the best of both worlds; a peaceful, private setting with easy access to nearby conveniences. The village itself features a reputable primary school, a handy Post Office and shop, and a welcoming local pub. For families, nearby Bourne provides excellent education options, including well-regarded secondary schools.

The location of Northorpe Lodge enhances its appeal as both a family home and a peaceful retreat. Thurlby is surrounded by the unspoiled beauty of the Lincolnshire countryside, presenting endless opportunities for outdoor pursuits. For those who enjoy walking, cycling, or simply being close to nature, the numerous local footpaths and trails are a real asset. One particular highlight is the nearby bluebell wood, which comes alive with colour in the spring and provides a tranquil setting for leisurely strolls. Nature lovers will appreciate the abundance of wildlife that frequents the area, and with the open countryside so close, there's always something new to discover.

For more adventurous days out, one can explore Bourne's rich history and vibrant community life. The town itself offers more than just practical amenities, it's a genuine cultural hub with museums, local events, and a weekly market. The town's historic significance, with its Roman origins and connection to natural springs, adds a unique character to the area, creating a blend of past and present. Whether you're visiting Bourne Woods for a walk among ancient trees alone, with friends, or your dogs, or attending one of the town's lively market days, there's always a strong sense of community.

The popular Georgian town of Stamford or the Cathedral City of Peterborough are within easy reach, providing everything from high-end boutiques to larger retail outlets, cinemas, and theatres.





Approx. Gross Internal Floor Area
Main House Without Loft = 2749 sq. ft / 255.38 sq. m
Main House With Loft = 3758 sq. ft / 349.11 sq. m
Garage Building = 888 sq. ft / 82.48 sq. m
Studio Barn = 1654 sq. ft / 153.66 sq. m
Pool House = 73 sq. ft / 6.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Water and Electricity, Sewage Treatment Plant and Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: F

DISCLAIMER:
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Rutland Country Properties. Registered in England and Wales No. 11897195
Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE
Copyright © 2024 Fine & Country Ltd.



Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.





Fine & Country
Tel: +44 (0) 1780 750 200
stamford@fineandcountry.com
The Old Jewellers, 30 High Street East
Uppingham, Rutland, LE15 9PZ

F&C
fineandcountry.com