



THE OLD PUMPING STATION

OUNDLE | NORTHAMPTONSHIRE

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The Old Pumping Station, Barnwell Road, Oundle, Northamptonshire, PE8 5PB

A unique residence with sizeable and versatile accommodation, guest flat, gardens, and paddock,
in all about 1.41 acres, in a glorious riverside setting, on the edge of Oundle.

Hall | Living Room | Snug | Dining Room | Kitchen / Breakfast Room | Games Room | Cloakroom | Boiler Room/Utility

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Landing | Principal Bedroom Suite | Two Double Bedrooms with En Suites | Further Bedroom | Shower Room | Study

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Double Garage | Guest Flat | River Frontage | Paddock



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12 Market Place, Oundle, PE8 4BQ



The Property

This substantial residence started life as the water pumping station for Oundle, around 1860. It was then converted and extended around 2002, into a fine and unique family home, by a local architect, using reclaimed, matching materials and styling. The same attention to detail continued inside, with high quality joinery in American light oak, including the internal doors, skirtings, and handsome staircase. The property was extended again in 2019, to enlarge the kitchen and add a study cum 5th bedroom, on the first floor. In 2020 a water source heat exchanger was added, to greatly reduce the environmental impact of the property, and to reduce its running costs.

The Old Pumping Station is now a spectacular family home with versatile living space over two floors.

The front door opens to a split-level tiled hall, with good storage either side. Double doors open to the main living room which has a lower level, garden room area with doors opening to the terrace. The upper level is the main lounge area and has a beautiful open fire bordered by fitted oak bookshelves. There are views across the garden.

The family room also has double doors from the hall, and this, in turn leads to the formal dining room.

The kitchen breakfast room, with underfloor heating, is wonderfully light, with triple bi-fold doors opening to the garden. The kitchen is fitted with a large range of base units and a substantial island with breakfast bar, topped with quartz work surfaces. The inset sink has a boiling water tap. Integrated appliances include a dishwasher, a fridge and freezer, double electric ovens, and hob with extractor above. The ground floor is completed by a useful utility / plant room and a cloakroom / WC.

The oak staircase, with stained glass panels, leads to the first floor, where there is access to each of the four, double bedrooms and the well-appointed family bathroom. The principal bedroom enjoys views from the roof-lights and the gable window, across the garden, the fields, and the country park. A range of furniture is fitted. The en suite bathroom offers a roll-top bath, bidet, WC, and wash basin.

The second and third bedrooms have built-in wardrobes and enjoy views across the water meadows. Each room has an en suite bathroom. The fourth bedroom over-looks the garden and country park and has some built-in storage. The study or fifth bedroom, is accessed via a separate staircase from the kitchen.

A separate guest apartment is accessed via a spiral staircase beside the garage. The flat offers well-appointed accommodation with a large kitchen / living room, a double bedroom with plenty of storage and an en suite shower room / WC.

The Old Pumping Station is accessed via a gated drive which leads past the paddock through a second gate to a substantial turning circle with parking in front of the double garage. The main garden extends to the south and west of the house and is laid to lawn. A raised terrace and a tree house are set to the south-west corner, each affording a lovely view of the river and the fields beyond. The paddock runs to the north of the house, and has a mooring / landing stage, ideal for small boats and canoes. The garden and paddock benefit from in excess of 200 metres of riverbank from which swans, green woodpeckers, king fishers and otters can on occasions be observed. The Old Pumping Station offers the opportunity for luxurious country living within a very short walk of Oundle Town centre and Oundle School.

Location

The Old Pumping Station sits on the edge of Historic Oundle and next door to Barnwell Country Park. Oundle offers a good range of family-run shops, businesses, and restaurants, set around the Georgian Market Place. There is an excellent choice of schooling, as well as a range of sports and leisure facilities. The city of Peterborough is 12 miles away and offers extensive facilities, as well as main line rail services to London, with journey times from 48 minutes.







Services

Mains water, private drainage (treatment plant replaced in 2020)
Water source heater exchanger for central heating – approx. £4,700
per annum rebate from government until 2027.

Tenure

Freehold, with vacant possession.

Local Authority

North Northamptonshire Council

Council Tax - Band F

EPC – Band D

Viewings

A pleasure, but strictly by appointment with Woodford & Co.



Total Approx Gross Internal Floor Area = 365 Sq/m - 3928 Sq/ft

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