



# WELLAND HOUSE

HARRINGWORTH



Contemporary living combines with period perks and viaduct views at the beautiful Welland House, wrapped up in idyllic grounds and tucked away in the rural village of Harringworth.

## Where old meets new

Dating back to 1745, this former cottage with outbuildings has been transformed into a mecca of modern living. Privately positioned, yet set in the heart of this vibrant village, pull off the country lane and along the gravel driveway, parking here or in the double garage, before discovering an utterly unique home.



## A breathtaking arrival

Stepping beneath the oak canopy porch into the impressive entrance hallway, find yourself drawn towards the magnificent arched window framing the everchanging landscaped gardens and historical viaduct beyond. Bright, spacious and welcoming, an open tread, glass balustrade staircase to one side leaves the flow of light unbroken.





## Culinary excellence

Make your way through to the kitchen-living area, where tiles continue through for seamless finesse, warmed throughout the downstairs by underfloor heating. Beneath the vaulted ceiling, the bespoke cabinetry with lighting and quartz tops is stylish and in keeping with Welland House's heritage. Cook up a feast on the Dartmouth Blue electric Aga as light shines in from front to back. Dine at the central island, beneath the pendant lighting. Hidden bespoke cupboards provide storage beneath. There is also space for an American style fridge-freezer, with a separate, enviable walk-in pantry.

The relaxed seating area to the side of the kitchen makes this space the true heart of the home.





## Versatile spaces

Ascend a contemporary staircase from the kitchen to the mezzanine level, which currently serves as a music room. Bespoke fitted cabinetry provides storage, with views through the glass balustrades over the kitchen and through the Juliet balcony to the garden, paddock and viaduct. A naturally illuminated attic room leads off from this light and airy level.

Returning downstairs to the kitchen, an archway leads through to a lobby, with doors at either end providing access to the front and rear of the home. Discover the laundry room with ample storage and a handy door to the rear garden. Two of Welland House's five double bedrooms can be found here. The first is currently used as a studio, and the second – served by its own stylish en suite shower room - has been cleverly designed to be used as a boot room when not in use by guests. Consider the potential to create a private annexe at this end of the home.







## Classic and contemporary combine

Retrace your steps through the kitchen, crossing the entrance hallway to discover the original part of the home: the sitting room. Sense the embrace of nearly 300 years of heritage - deep windowsills, exposed stone and low ceilings reveal the antiquity, adding a warmth of ages past. Panelling to the lower walls accompanies beams overhead and tiles underfoot, warmed by underfloor heating. French doors frame stunning views over the garden to the undulation of the viaduct beyond.







## Follow the flow

Pass a spacious study overlooking the front aspect, as you return to the entrance hallway, where you'll find a handy guest cloakroom.

Ascend the oak and glass staircase to the first floor. Pause awhile in the light-filled mezzanine library area, overlooking the dining room below.







## Bedtime beckons

Following the landing to the right leads to a large guest bedroom, featuring fitted wardrobes, shapely windows and beautiful décor. Freshen up in the en suite bathroom with freestanding bath, separate shower, vanity unit wash basin and lavatory.

A further sumptuous double bedroom, dressed in floral powder blue to a feature wall is also served by a shower room en suite.





# Boutique retreat

Across the landing, the principal suite is a sanctuary; soothe your aches in the enormous freestanding tub and refresh beneath the rainfall head of the large walk-in shower. Prepare for your day in the separate, bespoke-designed dressing room.

Finally, discover the capacious, dual aspect bedroom, set beneath a vaulted ceiling. Light serenades the room, whilst a Juliet balcony frames picture postcard views of the sunset behind the viaduct.





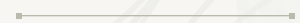


## Oasis of tranquility

Outside, the professionally landscaped gardens have been planted out with diligent care, sweeping around the home. A tranquil and incomparable setting, listen to the birdsong and rare passage of a train over the Grade II listed, Victorian brick viaduct.

Vastly sized, follow the pathway through the lawns, passing the mature trees and beautiful pond – a haven for newts. Tour the different terraces and soothe your senses in nature. Dine al fresco breathing in the fragrant aroma of lavender.

Wrapping around the home there is ample space for children's games and summer soirées.



What the owners love...

“Harringworth has a wonderful, social aspect. Welland House is nestled in a rural setting, but close to community life. A light, spacious home that we've loved hosting family and friends in.”

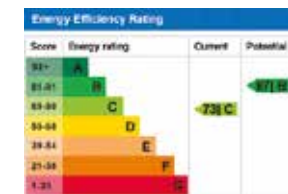




# The Finer Details

Freehold  
 Dates back to 1745  
 Extended 2017  
 Plot approx. 1 acre  
 Air source heat pump  
 Underfloor heating  
 Mains electricity and water  
 Septic tank  
 East Northamptonshire District Council,  
 tax band G  
 EPC rating C

Ground Floor:  
 approx. 231.2 sq. metres  
 (2488.3 sq. feet)  
 First Floor:  
 approx. 224.0 sq. metres  
 (2411.6 sq. feet)  
 Garage:  
 approx. 35.8 sq. metres  
 (385.5 sq. feet)  
 Total area:  
 approx. 491.0 sq. metres  
 (5285.5 sq. feet)



# In the village

Choose your own path or join a local walking group and explore the myriad walks which meander through the countryside surrounding Harringworth. Follow 'Percy's Path' for some of the most impressive views of the countryside, village and viaduct from the ridge above Harringworth.

A peaceful and yet thriving village, discover the clubs and societies hosted at the church and village hall, a hub of the community. From yoga to table tennis, why not try your hand at a new hobby? A visit to the renowned riding stables is a must for equestrian enthusiasts.

On your doorstep only a short drive from Harringworth explore the bustling market towns of Uppingham, Oakham and Stamford. Sample the sartorial stylings of the many boutique shops, slake your thirst at the selection of popular public houses and feast your eyes on the wide array of restaurants.

Families are well placed for schooling with independent educational options available at the Stamford Endowed Schools, Uppingham and Oakham Schools.

Commuting is convenient, from the nearby mainline railway station of Corby, less than seven miles away.

## Local Distances

- Uppingham 5 miles (11 minutes)
- Corby 7 miles (15 minutes)
- Oakham 10 miles (18 minutes)
- Stamford 12 miles (21 minutes)
- Kettering 15 miles (27 minutes)



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