

WEST HOUSE

WOTHORPE





School is well and truly out at West House, set in the exclusive grounds of Wothorpe Park, a former school now converted into a collection of luxury homes – in one of Stamford’s most sought-after locations.

Grade II listed, West House was built by prominent local architect Edward Browning in 1846, for personal use as his own private residence, then called ‘The Elms’. A Gothic-style home, incorporating older architectural elements, West House was later used as a school during the 1960s, before being refurbished and returned to residential use in 2001.

A sweeping, treelined driveway sits behind secure electric gates, leading you through manor-house grounds, where parking is available in the double garage to the side of the home.

Opening the wooden gate to the front, manicured, private gardens provide the perfect place to soak up the westerly sunshine.



Enchanting arrival

Stepping beneath the Collyweston slate porch, ornately carved gargoyles peer down from above, as you make your way indoors onto the tiled floor of the entrance hallway, where a handsome solid wood staircase leads up to the first floor ahead.

Coloured light kaleidoscopes through the stained-glass window for a characterful entrance into what was formerly the headmaster's office.

In the drawing room to the left, the collection of ornately designed trefoil arched windows, iced in stained-glass piping, make an instant impact, their grandeur only enhanced by the detailed plaster cornicing that trims the high ceiling above. Share a glass of wine with loved ones before the warmth of the log-burning stove, encased within its impressive marble surround.

Tucked to the rear of the room, a recessed alcove with stone mullion window framing views out over the meadows, is the perfect place for a study desk, for those working from home; glance up to see the original hand painted floral motif, inspired perhaps by these very views.

Beneath this window, access is available into the cellar via a hatch, handy for Christmas decorations.







Wine and dine

From here, an original wooden door opens to the sumptuous dining room, where elegant décor sets the scene for formal feasting. Wooden flooring flows through from the drawing room, whilst deep windows draw in light, offering views out towards Stamford.

An imposing focal point, the dramatic fireplace with cherub plaster detail, unique tiling and open fire, adds ambience on crisp winter evenings.

Character details soften in the culinary heart of the home, where a contemporary kitchen blends

harmoniously amidst the Victorian framework of West House. Nestled snug beneath the arch of the stone-mullion windows, a cushioned bench curves neatly, providing breakfast seating that is bathed in light. Above the entrance from the dining room, note the characterful servant's bells.

Sleek white handleless cabinetry complements the coffered ceiling above, and is furnished with integrated Siemens appliances including a double oven, induction hob, large fridge and dishwasher. There is also a Belfast sink with instant hot water tap.





Take the stairs down to connect you with a spacious laundry room, with additional storage, plumbing for washer-dryer and granite worktops. There is also a cloakroom and a versatile snug on this lower level, ideal as a cinema room, office or even a home gym. This room offers direct access out to the garden, making it the perfect place for a home bar or games room.



Heavenly sleep

Back in the entrance hallway, allow St George to guide you up the stairs, as light flourishes in through the arched stained-glass window en route to the first-floor landing, where a glass atrium in the high ceiling above shines further light down.

Turning right, the grand proportions of West House continue in the first of the four bedrooms, with a high ceiling and impressive arched stone mullion window with stained-glass rose, offering views out over the parkland.



Serving this double bedroom and its neighbouring bedroom is a luxurious shower room.

With far reaching views out towards the church spire spangled silhouette of Stamford's rooftops, discover a bountiful double bedroom with fitted wardrobes and an ornamental fireplace. Enveloped in silky shades of grey, the thick walls offer comfort and quiet.





Returning to the landing, arrive at a third double bedroom with arched trefoil window and ornamental fireplace.

Sink into bliss in the family bathroom, where a slipper bath is bathed in light from the large window.





Sharing the same stunning architectural details to the stone mullion windows with the drawing room below, the principal suite is a grand room served by its own sophisticated en suite and fitted wardrobe storage.





Glorious gardens and grounds

Outside, in addition to the three acres of mature parkland that is exclusively available to the eleven homes that form Wothorpe Park, West House is blessed with its own, private gardens to the front and rear. West facing and brimming in sunlight, steps lead down to a large terrace and entertaining space, also accessed from the snug where you can wine and dine in the long summer evenings in the Tiki bar, and spend days tending the asparagus, peas and gooseberries in the raised beds, with far reaching views out over the fields.





On your doorstep

Visible from many of the rooms at West House, the ancient market town of Stamford is just a walk away, brimming with independent shops, boutiques, bars and restaurants.

Families are perfectly placed, with a host of primary, secondary and independent schools close by, including the highly rated Stamford Endowed Schools.

Take a turn about the parkland, or, further afield, visit the Burghley Estate gardens, enjoy a round of golf at Burghley Park Golf Club or take a stroll along the River Welland.

With inspirational views, you can work from home in peace and comfort for part of the week at West House, before picking up a connection to London from Stamford Railway Station – a mere 10 minute walk from West House – via Peterborough, for those occasional commutes.

Local Distances

Oakham 12 miles (18 minutes)
 Uppingham 12 miles (22 minutes)
 Peterborough Railway Station 13 miles (19 minutes)
 Grantham 23 miles (29 minutes)



The Finer Details

Freehold
Semi-detached
Grade II listed
Originally constructed 1846
Converted to residential use 2001/02
Oil central heating
Mains electricity, water and sewage

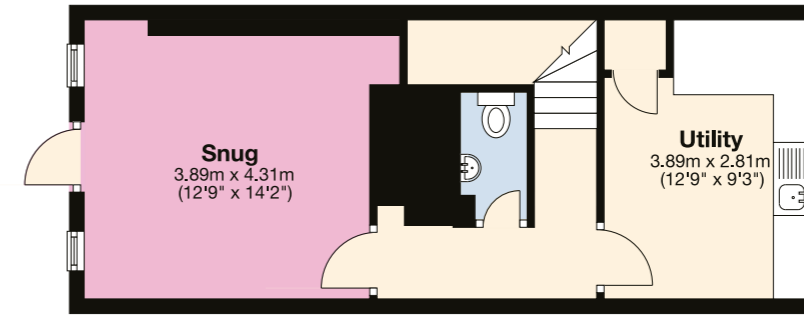
Plot approx. .25 acre
Wothorpe Park approx. 3 acres
Wothorpe Park Communal Grounds
(annual cost approx. £450 for upkeep
of grounds)
Peterborough City Council, tax band F
EPC rating F

Lower Ground Floor: approx. 38.4 sq. metres (412.8 sq. feet)
Ground Floor: approx. 103.7 sq. metres 1116.4 sq. feet)
First Floor: approx. 100.6 sq. metres (1082.6 sq. feet)
Basement: approx. 8.5 sq. metres (91.1 sq. feet)
Outbuilding: approx. 34.2 sq. metres (368.2 sq. feet)
Total area: approx. 285.3 sq. metres (3071.2 sq. feet)

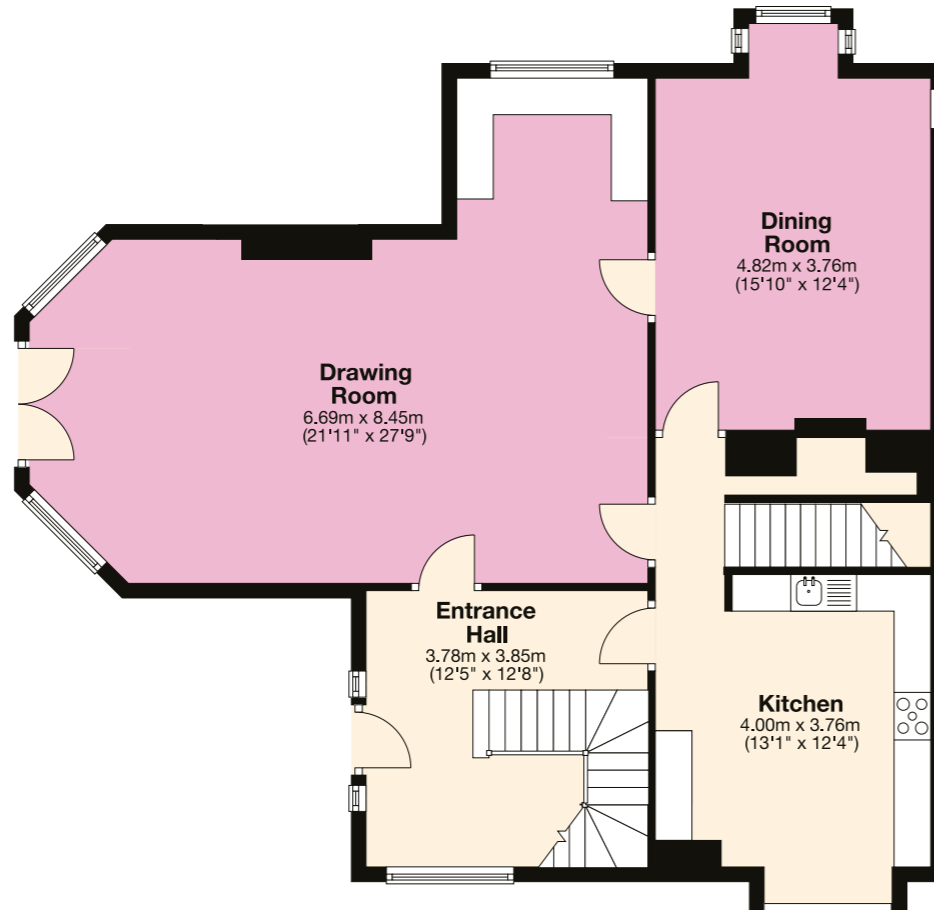
Basement



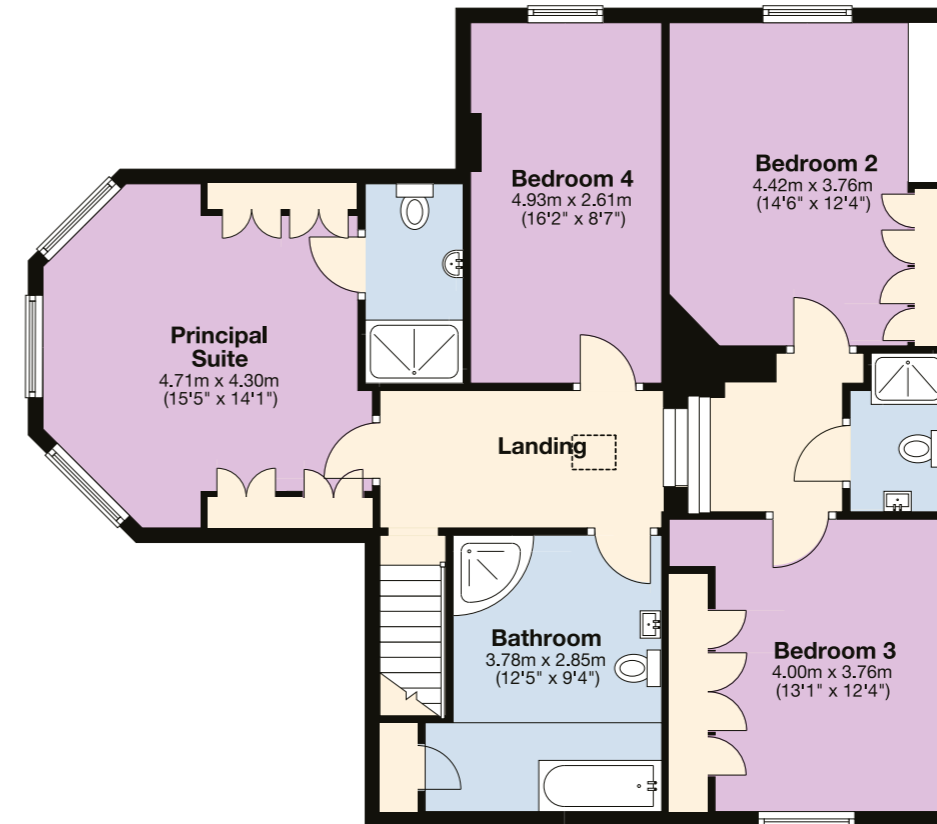
Lower Ground Floor



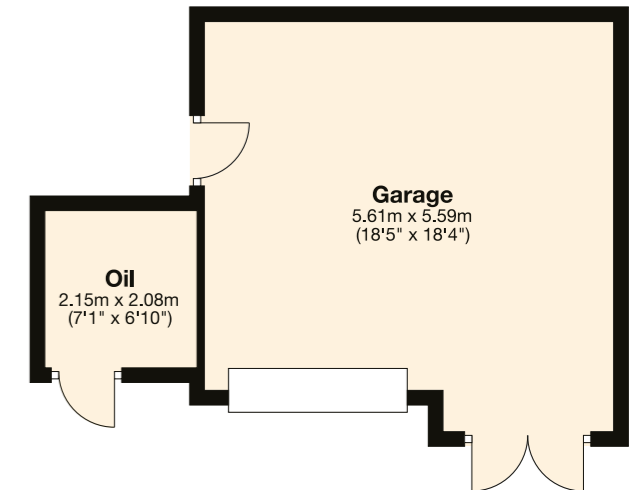
Ground Floor



First Floor



Outbuilding



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