



BRADDAN HOUSE

DUDDINGTON



A GRAND IMPRESSION

Nestled in the charming and picturesque conservation village of Duddington, this exquisite, Grade II listed, detached home and its self-contained annexe is a true masterpiece of elegance and historical significance. Steeped in history with picturesque gardens of just under half an acre, Braddan House offers a unique charm and modern comfort, making it a sanctuary of luxury living.

The oldest part of the home dates to 1710 and showcases a beautiful Regency style porch entrance with lead roof and bench seating that evokes a sense of grandeur and sophistication. To the side, a private gated driveway welcomes you and offers a sense of security and exclusivity from the moment you arrive.



CHARACTER AND CHARM

A main reception hall situated in the centre of the home and accessed from the drive and gardens, provides additional entertaining space, with magnificent York flagstone flooring. From the reception hall you'll find a stepped entrance to a large, elegant drawing room. Once a former barn, this expansive room is drenched in daylight from the dual-aspect windows and French doors that lead to a secluded courtyard. Adorned with a grand stone mantelpiece, hear the the crackle of logs from the wood-burner flanked by built-in cabinetry to either side; it's the perfect setting for entertaining guests and relishing the warm ambience of this light-filled space.



RESPLENDENT RECEPTIONS

The formal and atmospheric dining room beckons with its open fireplace, shuttered windows, original cabinetry, and a seamless connection to the well-appointed kitchen, perfect for hosting family celebrations and get-togethers. Braddan House has a sociable and family-friendly flow with another door from the dining room leading to the hallway and staircase at the front of the home. Next, an inviting family room awaits, complete with built-in shelving and cupboards, a charming log burner, and an elegant stone mantelpiece, creating a perfect spot for relaxation. A window seat beneath the stone and lead mullion windows with shutters completes this cosy snug.

ENTERTAINING HAVEN

The character and charm continues in the heart of the home with the generously proportioned family kitchen. With high ceiling, exposed stonework and beams, the stone and lead mullion windows with shutters bring warmth and a chic country charm. A sturdy inset beam frames the gas two-oven AGA, supplemented by a conventional oven and induction hob, a double Belfast sink, and granite worktops creating a culinary haven

for family gatherings. Ample family seating enhances the functionality of this space, inviting casual dining and socialising. To keep your kitchen chore and clutter free, discover a practical laundry room that's perfect for returning home after a stroll around the village and neighbouring countryside with muddy boots and paws. A guest cloakroom is also located on the ground floor.





SWEET DREAMS

As you ascend the beautiful staircase to the second floor, a window at the top peeps down offering a glimpse of the lush rear garden, setting the tone for the serene ambience that awaits in the two well-sized bedrooms. Both have charming dormer windows offering views into Rutland across the Welland Valley. Explore the potential of adding an en suite to one of the rooms to create a sumptuous guest suite (STPP). There is also the opportunity to open up and connect the main home and annexe from here.



MORE TO DISCOVER

Returning to the first floor, discover the next three bedrooms and family bathroom, with the principal bedroom featuring an en suite with lead mullion windows and offering a private retreat for relaxation and rejuvenation.





POCKET OF PARADISE

Step into a picture-perfect oasis of serenity with the tiered landscaped garden, meticulously crafted with a tranquil fishpond, a glass house beckoning to gardening enthusiasts and lush, mature shrubs and flowers enveloping a large walled garden. The top of the garden provides far-reaching countryside views of the Welland Valley beyond. Indulge in moments of bliss in the lovely, sheltered courtyard, where al fresco dining and leisurely breakfasts become cherished.



THE APPLE LOFT ANNEXE

Complementing this exceptional family home is a self-contained, one-bedroom annexe with its own entrance and courtyard garden. The apple loft annexe benefits from a kitchen, bathroom, sitting room and bedroom. Should you wish, there is the opportunity to be effortlessly linked back to the

main house. This distinguished, unique home in Duddington combines historical charm with modern amenities to provide a truly unique and refined living experience. Impeccably maintained, Braddan House offers a rare opportunity to own a piece of history in an idyllic setting.



The Finer Details

Freehold
 Constructed in 1710, Barn converted in 1990
 Grade II Listed
 Conservation Area
 Gas central heating

Mains electricity and water
 Septic Tank
 Plot approx. 0.48-acre
 North Northamptonshire council tax band G

Ground Floor: approx. 155.1 sq. metres (1669 sq. feet)
 First Floor: approx. 63.2 sq. metres (680.8 sq. feet)
 Second Floor: approx. 91.7 sq. metres (987 sq. feet)
 Total area: approx. 317 sq metres (3413 sq. feet)



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NEAR AND FAR

In the historic village of Duddington, character and charm combine. Nestled on the banks of the River Welland, explore the examples of historic architecture nearby including limestone cottages, an ancient four-arched medieval bridge and 17th century watermill. Pick up a paper and provisions from the community shop in Collyweston. Only four miles from Stamford, Braddan House is within easy reach of a range of independent shops as well as restaurants and wine bars. Enjoy fresh air and exercise at the nearby Fineshade Woods, where numerous walking and cycling trails are set within a leafy backdrop. The Jurassic Way footpath is only a hop, skip and a jump away, for those with adventure in their souls. Rutland Water is also close by for outdoor escapades. Golfers can perfect their putting at one of the many nearby golf clubs. Be sure to celebrate that hole in one with a drink at your local Duddington watering hole, The Royal Oak.

SCHOOLING AND COMMUTING

A prize location for families, there is an abundance of highly rated schools in the vicinity including Ketton C of E and Kings Cliffe primary schools with independent schools including Stamford Endowed Schools, Uppingham School, Oakham School and Oundle School all close by. Commuters are well-placed close to quick rail links from Peterborough and Corby into King's Cross (47 mins) and London St Pancras (1hr 11 mins) respectively. The A43 connects Duddington seamlessly with nearby Stamford and Corby, with links to Peterborough, Uppingham and Leicester provided by the A47.

LOCAL INFORMATION

Stamford 4 miles (9 minutes)
 Uppingham 9 miles (13 minutes)
 Corby 11 miles (18 minutes)
 Peterborough 14 miles (20 minutes)
 Leicester 27 miles (45 minutes)



Braddan House and The Apple Loft, High Street, Duddington, Stamford, PE9 3QE



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