



# History within its walls

Nestled within a rambling four-acre estate, Alwalton Hall breathes history from within its walls. Dating back to the 18th century, and originally crafted for the Fourth Earl Fitzwilliam, opulent living awaits over two distinct wings.

The original wing, constructed from rich red brick and part plastered, evokes the classical character of its Georgian design, while the later, striking 19th-century addition, featuring grand Ashlar limestone, commands attention with its impressive frontage.

Inside, nine spacious bedrooms and enchanting original features await, brimming with versatility.

A picturesque village which breeds prestige, Henry Royce, of Rolls Royce fame was born in Alwalton. Alwalton Hall itself was first built for the 4th Earl Fitzwilliam, latterly passing down through a series of Earlships. Grade II listed, and set within the curtilage of the nearby church, St Andrews, Alwalton Hall emanates its own special ambience.

Utilised as a refuge for young boys during the Second World War, history emanates throughout the rooms at Alwalton Hall.

A sweeping, treelined approach leads to electric gates, beyond which lies the private driveway, offering space for dozens of cars. Ahead is a double length, double garage, offering additional parking and storage; the driveway curves around to provide in-and-out access via a separate entrance.







WHAT THE OWNERS LOVE...

“We love the usable space, inside and out. It’s a wonderful home for families; everybody can dine together.”





## A grand arrival

Steps lead up to the handsome entrance to Alwalton Hall, where the front door opens into a timeless entrance hallway, with herringbone parquet flooring underfoot and embellished architraves and coving decorating the high ceiling.







## Iconic spaces

A cheerful, Regency-style snug – previously a reception area when Alwalton Hall served as a day spa – connects through into the formal drawing room, where light streams in through a bountiful, shuttered bay window to the side, with ornate cornicing and ceiling rose above.

Dressed in neutral shades, a sash window presides over the rear garden, whilst warmth emanates from the open fire.

## Wine, dine and unwind

Pause awhile in the sitting room, a cosy and well-proportioned space, with part-panelled walls in demure cream, a handsome working fireplace and built-in storage. Wooden flooring flows underfoot whilst views entreat out over the parkland garden from the large window.

Follow the easy flow of this home into the formal dining room. Spectacularly sized and designed for entertaining, quirky arched alcoves combine with elegant cornicing and plaster ceiling rose to create a real sense of occasion. Warmed by an open fire, light serenades through from the bountiful bay window overlooking the garden.

Emerge back into the entrance hallway, where to one side lies the impressive staircase, and to the other, continuing to combine this elegant 1800s half of the home with its older, original half.

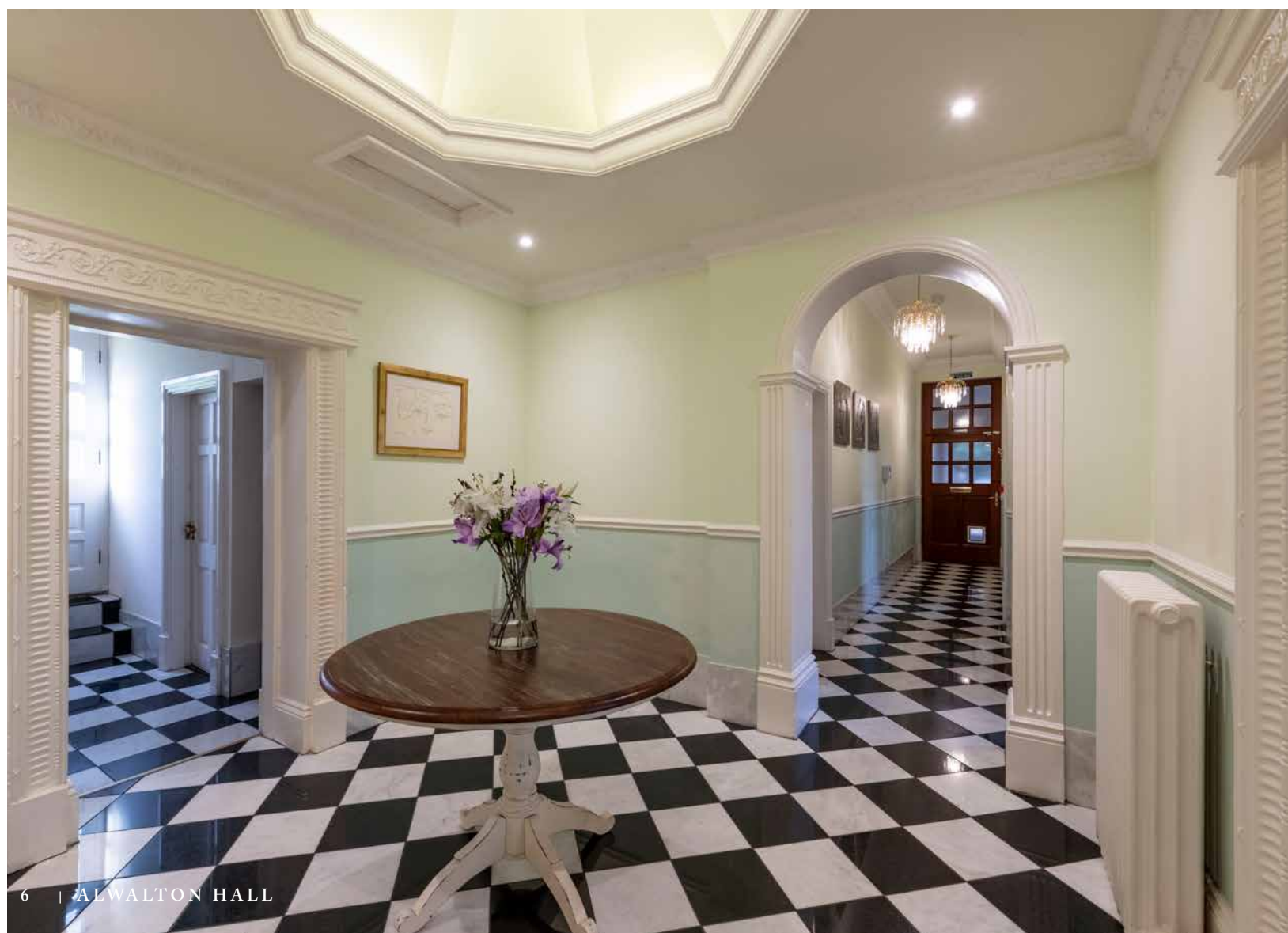




# A home of two halves

Stepping down to the left, a pantry is well stocked with shelving. Beyond, what would once have been the original staircase, now serves as an auxiliary staircase, leading up and down to the cellar rooms below, which include a cool pantry room, sauna and storage rooms, wine cellar, shower and plunge pool. Warm and dry, this cellar has huge scope for use.

The kitchen is a cosy, warm and welcoming, yet spacious room, with plenty of space for a breakfast table. Granite worktops and wooden cabinetry serve all your culinary needs.





# Light-filled living

Alwalton Hall is truly a home that embraces and moulds to your every need; versatility of use presents itself throughout the rooms. Light streams in from an artificial roof lantern in the inner atrium, from where a plethora of rooms and hallways lead off like points on a compass. Ornate architraves frame doors into a cheerful breakfast room and a handy utility room.

A hallway leads to a room with panelled walls and shuttered windows. Currently used as a boardroom, this room could make a wonderful cinema room for family movie nights.

Tucked away to the rear a secret door leads to a cosy library with open fire, fitted shelving and garden views.

Across from the boardroom another large office with feature fireplace and original range offers views to the front, providing access down to a cellar room ideal for storage.

Also to this end of the home lie a gym, boiler room and store room.







## Cinderella moments

From the main entrance hallway, the stone, cantilever staircase sweeps up in fairytale fashion to the first-floor landing, off which can be found nine bountiful bedrooms, including two 3-room suites.

Refresh and revive, pamper and prepare in the spacious family bathroom. A modern wet room awaits next door with twin wash basins, with a further shower room to be found further along the landing in the original side of the home.

Brimming with versatility, the nine bedrooms currently serve as a medley of characterful dressing rooms, boudoirs, suites, offices and linen rooms, seasoned with light entering through grand sash windows, and embellished by characterful, original fireplaces and features.

Original wooden flooring features throughout the first floor, overlaid with modern laminate in places.













## WHAT WE LOVE...

“Gracefully blending timeless elegance with modern comfort, Alwalton Hall – with its nine spacious bedrooms, original features, and versatile living spaces – brings comfort and companionship together beneath one roof, creating the perfect setting for both family gatherings and peaceful solitude.”

Nestled above the dining room, the principal suite is a sight to savour, offering spectacular bay window views out over the garden. Watch the sun rise with a morning cup of tea, in this serene space, which also features an original fireplace.

Steps lead down to a dedicated dressing room with feature fireplace, off which awaits a capacious en suite, with separate bathtub and walk-in shower, alongside wash basin and lavatory.







## Glorious gardens, enchanting outbuildings

Unfurling over four acres, the mature gardens at Alwalton Hall serve as a personal parkland paradise.

Enveloped in lush gardens to the front and rear, relics from the home's fascinating history include a medieval tomb, peacefully nestled in lawn to the front of Alwalton Hall.

Laid mainly to lawn, gravel pathways lead you around the south-westerly facing rear garden, where the serene sound of birdsong accompanies you on your strolls. A trio of stables and tack room accompany an enclosed, gated paddock as you continue through the garden, dotted with trees and edged in mature conifers. Tree-lined walkways skirt the boundary,

where farmers' fields roll out into the distance. In the centre of the lawn, a rare specimen tree takes centre stage with its glowing red needles in wintertime.

In summer, cool off in the swimming pool, privately tucked away to one side of the hall. Served by a separate plant room and with ample space for sun loungers on the surrounding patio terrace, there is also a hot tub alongside changing room blocks with shower room facilities.

An arched entranceway leads to the old stables, where an original cobbled floor coats the boiler room. Also serving as a laundry room, there is plumbing for a washer and dryer.





Across from the boiler room step through onto the herringbone floor of a large, light-filled room with exposed brick walls. Furnished with a sink and storage cupboards, this room once served as a salon and offers great versatility. Currently used as a gym, a door opens to a second spacious room with double height ceiling, exposed bricks, herringbone floor and beams. Consider the potential to use this centrally heated space as a home office.

Storage sheds can be found for gardening equipment.



# The Finer Details

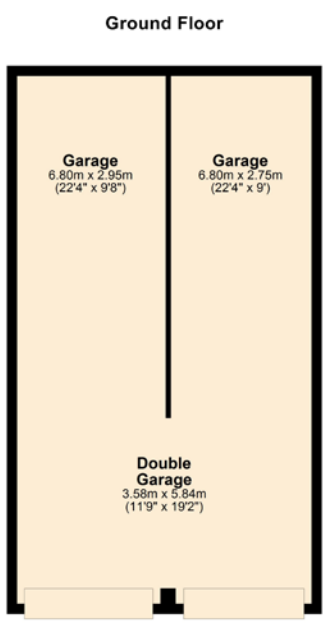
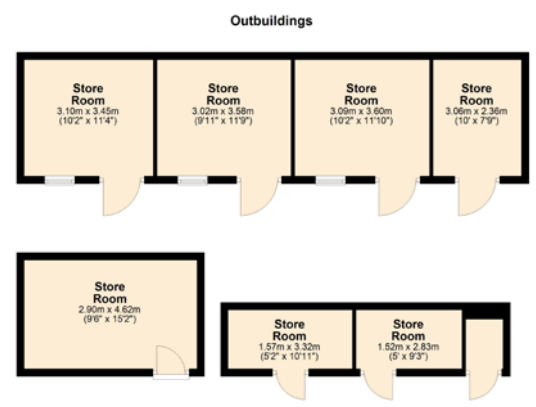
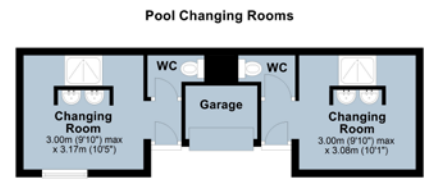
Freehold  
Detached  
Oldest part of home (Alwalton House) dates to 1780,  
extended c.1840 when the home was renamed Alwalton Hall  
Grade II listed  
Conservation area  
Tree Protection Orders (TPOs) in place  
Plot approx. 4.03 acres  
Oil central heating  
Mains electricity, water and sewage  
Huntingdonshire County Council,  
tax band H



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Basement: approx. 58.9 sq. metres (633.5 sq. feet)  
Ground Floor: approx. 451.7 sq. metres (4,862 sq. feet)  
First Floor: approx. 350.9 sq. metres (3,776.5 sq. feet)  
Total Main Home: approx. 861.4 sq. metres (9,272 sq. feet)  
Outbuildings: approx. 65.6 sq. metres (705.9 sq. feet)  
Garage: approx. 60.9 sq. metres (655.9 sq. feet)  
Pool Changing Rooms: approx. 27.8 sq. metres (299 sq. feet)  
Total: approx. 1,015.7 sq. metres (10,932.8 sq. feet)



## Out and about

Tucked away in the welcoming village of Alwalton, experience the comfort, character and prestige of life at Alwalton Hall, where the relaxed pace of life extends to the surrounding area.

With all the essentials close at hand, pay a visit to the local Post Office, just a short stroll away, or call in for a bite to eat at the village pub, The Cuckoo, offering a cosy atmosphere, warm welcome and wonderful beer garden. Major supermarkets are just a five-minute drive away, for the weekly shop.

Whether you're commuting or exploring, Alwalton Hall is well connected, with the A1 easily accessible, and Peterborough Railway Station a short drive away, offering convenient connections into London.

For families, top independent schools in Oundle, Peterborough Stamford, Oakham and Uppingham are all within easy reach.

Enjoy a stroll through Ferry Meadows Country Park, right on the doorstep, with its scenic walking trails, whilst Green Wheel cycle routes weave through the picturesque landscape that surrounds Alwalton Hall.

For day trips, the historic towns of Oundle and Stamford are both less than 11 miles away, offering a blend of quaint charm and modern amenities.

## Local Distances

- Oundle** 8.5 miles (14 minutes)
- Stamford** 11 miles (15 minutes)
- Peterborough** 5 miles (22 minutes)
- Uppingham** 19 miles (26 minutes)
- Oakham** 21 miles (27 minutes)
- Cambridge** 38 miles (46 minutes)





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