



THE OLD WELL HOUSE

UFFORD



ENCHANTING ARRIVAL

Tucked away along a hedgerow-lined country lane on the outskirts of the charming village of Ufford, The Old Well House is a haven of spacious country living.

A block-paved driveway leads up alongside the manicured green of the lawn, leading to a detached garage and an oak portico entrance. Beyond the etched glass front door and porch, emerge into the entrance hallway - a quiet transition from the outside world into the embrace of home.



COOK UP A FEAST

At the heart of The Old Well House lies the kitchen, lovingly reimaged by its current owners. A striking exposed stone feature wall lends an air of rustic charm, beautifully complemented by the softest sage-green cabinetry whose notes are echoed in the carefully chosen splashback tiles, adding depth and warmth.

Corian countertops open out into a sociable breakfast bar, while a generous dining table opposite makes this space the perfect setting for both morning coffee and lively gatherings. Cleverly designed storage solutions, a built-in wine cooler and a state-of-the-art Siemens American-style fridge freezer complete this picture of modern convenience.



ROOM TO RELAX

A home built for togetherness, The Old Well House offers an abundance of inviting spaces in which to unwind. The snug, a large and versatile room, features exposed stone, connecting the space to its surroundings, while high-level windows allow sunlight to pour in. A room brimming with possibilities, equally suited for movie nights, playtime, or quiet moments with a book, it fits all the family's needs.

Throughout the home, natural shades and materials blur the boundaries between indoors and out, a design philosophy perfectly in tune with its rural setting.

A rear hall leads into the sitting room. The main family gathering space, it exudes warmth and character. Wooden flooring extends underfoot, while deep forest-green walls flank the impressive, exposed stone fireplace. This striking feature, lovingly revealed by the current owners, houses an inset log-burning stove, ensuring comfort on even the coldest of winter nights.

For formal occasions, the dining room, positioned centrally within the house, is a space designed for feasting and celebration. Plum tones on the feature wall create an intimate yet sophisticated atmosphere, while the large windows frame picturesque views of the garden, making every meal a moment to savour.





PRACTICAL PLACES

Function meets form in The Old Well House's thoughtfully designed practical spaces. The dedicated study offers a tranquil workspace with built-in shelving, ample desk space, and views of the garden - a perfect retreat for productivity.

Meanwhile, the spacious boiler room and utility area, complete with a sink, provides a practical hub for the laundry, while a conveniently located downstairs cloakroom also features, adding another layer of functionality.

REST AND REFRESH

Upstairs, light and space await at every turn. To the right of the stairs, a bright and airy bedroom enjoys verdant views from its deep windowsill, making it a perfect children's retreat.

Further along, a charming bedroom with a low, cottage-style window offers a cosy space, ideal as a nursery or an additional home office.

The family bathroom, recently refurbished, is a sanctuary of relaxation. A luxurious claw-foot, roll top bathtub stands proudly alongside a large walk-in shower, while a generously sized window frames tranquil views of the garden and the rolling fields beyond.

A step leads to another bedroom, part of a tasteful extension; its angled high ceiling draws the eye to the window, where leafy vistas create a calming ambience. Another guest double bedroom offers comfort and practicality, with two sets of fitted wardrobes and a cottage window overlooking the garden.





A masterpiece of modern elegance, the principal suite is spacious and serene, featuring contemporary panelled walls with soft, integrated lighting, built-in wardrobes and fitted bedside tables and drawers. With ample room to accommodate a cosy armchair, unwind while taking in the sweeping views of the garden and countryside.

Refresh in the en suite: an indulgent retreat, complete with a spa-like atmosphere, a deep bathtub with central taps, and a separate shower.







OUTDOOR OASIS

Step outside and The Old Well House continues to enchant. The west-facing garden is a breathtaking blend of structure and nature, with mature trees casting dappled shade over a designated play area.

Manicured lawn stretches out, bordered by precision-edged flower beds bursting with year-round greenery. Outside the home, a large Indian sandstone patio invites al fresco dining, edged by tropical-inspired planting.

A paved pathway meanders towards a secluded sanctuary to one side of the garden – the perfect place to add a hot tub and table and chairs. An impressive outdoor office, a space designed for both work and leisure, awaits to the rear of the garden. Bifold doors frame far-reaching rural views, while a log-burning stove and underfloor heating ensure year-round comfort.

The outdoor kitchen, complete with a fridge and a pizza oven, transforms this space into the ultimate entertaining area, a haven of privacy and relaxation.

To the rear of the garden panoramic views of fields stretch out as far as the eye can see. As the afternoon sun lingers and the sky melts into the golden hues of sunset, The Old Well House stands as a testament to harmonious living - where nature, comfort and timeless beauty come together in perfect balance.

THE FINER DETAILS

Freehold
Detached
Originally workers' cottages for
Walcot Hall, dating back to 1890s
Plot approx. 0.29 acres
Oil central heating
Mains electricity and water
Septic tank
Peterborough City Council,
tax band G
EPC rating E

Ground Floor: approx. 139 sq. metres
(1,496.3 sq. feet)
First Floor: approx. 108.2 sq. metres
(1,165.1 sq. feet)
Total Home: approx. 247.3 sq. metres
(2,661.5 sq. feet)
Double Garage: approx. 28.5 sq. metres
(306.6 sq. feet)
Garden Room: approx. 13.5 sq. metres
(145.5 sq. feet)
Total Overall: approx. 289.3 sq. metres
(3,113.6 sq. feet)



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NEAR AND FAR

Just five miles from the Georgian town of Stamford and nine miles from the cathedral city of Peterborough, Ufford is a pretty village haven serviced by the fabulous White Hart pub, just an easy stroll away.

It also boasts a cricket club and a village hall, which hosts an art society and a ladies' group amongst other regular events and groups. Ufford Hall and St Andrew's Church offer an historical backdrop to the village.

Outdoorsy types can enjoy a variety of public footpaths, a great option for strolls with the family. Head over to Barnack to roam the 'Hills and Holes' and admire the rare orchids that grow in the grassland of this stunning national nature reserve. Southey Wood has waymarked trails, and cyclists and horse

riders can use the bridleway linked to the route through Castor Hanglands with its ancient woodland and heaths.

Peterborough is a short drive away and offers main line services to London King's Cross in 50 minutes, making the commute or a family day trip a breeze. The nearby A1 and A47 ensures easy access to London and Cambridge and keeps Ufford well-connected to a range of shops, health and leisure facilities. For early years education there is Barnack C E Primary School, Copthill Independent School or Stamford Junior School, part of the Stamford School structure offering co-education for children aged 2-18 years. Arthur Mellows Village College is about four miles away, with a school bus service running from Ufford, and Stamford has a plethora of state and independent schools to choose from.

LOCAL DISTANCES

Stamford 5 miles (12 minutes)

Glington 6 miles (12 minutes)

Peterborough 8.5 miles (20 minutes)

Bourne 11 miles (25 minutes)

Oakham 17 miles (28 minutes)

Cambridge 46 miles (1 hour 5 minutes)



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