



# MEWS COTTAGE

— WOODNEWTON —

Nestled in the picturesque rural village of Woodnewton, seek sanctuary at Mews Cottage; a home that offers the perfect blend of character and convenience, ideally positioned in the golden triangle between the historic market towns of Oundle, Stamford and Peterborough.

Dating back to the late 1880s, the stone-built home has been remodelled and extended inside to create captivating spaces, while retaining its historic charm.

Set back from the main road and just a short walk to the village's welcoming country inn, Mews Cottage exudes warmth and character from the moment you arrive.

## FAMILY FRIENDLY FLOW

Step into a home that effortlessly blends historic charm with inviting comfort. Thick stone walls evoke the heritage of the cottage, while a palette of neutral greys and soft stone hues enhances its timeless appeal.

A home designed for family living, pretence is left at the door, with an everyday entrance porch to the rear leading to a hallway connecting to the main living space.

Mews Cottage



## A ROOM FOR ALL SEASONS

Rooms that invite you to relax and stay awhile, experience all-season living at Mews Cottage. Retreat to the snug on crisp winter evenings, its deep crimson walls amplifying the warmth flowing from the log burner, nestled in its stone surround. Light streams in, creating a cosy ambience for curling up with a book.

The sitting room at the front of the cottage offers a light and airy counterpart. With its wooden flooring and large cottage-style windows, this room is perfect for sunny spring mornings or tranquil summer afternoons.



## ENTERTAIN WITH EASE

A spectacular setting for entertaining and for experiencing the outdoors – whatever the weather – the garden room entreats. With warm-toned terracotta tiles underfoot and a glazed ceiling flooding the room with light, this room is a sociable hub, offering ample space for both dining and relaxing.

The Grade II listed, converted dovecote annexe, dating back to 1762, offers an enchanting space for guests. Lovingly restored in the 2000s, exposed stone walls, original beams, and the original, listed dovecote alcoves fill the space with character and comfort.

On the ground floor, a snug living area awaits, complete with a handy shower room, while an open-tread staircase beckons you upward to a mezzanine level bedroom with soaring vaulted ceiling – a dreamy retreat where history and comfort combine.

## PRACTICAL PLACES

The downstairs cloakroom, adorned with elegant two-tone charcoal wallpaper, provides a modern touch, while the dedicated laundry room offers plentiful storage and space for a washing machine and dryer.

Mews Cottage



## COUNTRY COMFORT

The centrepiece of family life, the spacious kitchen diner, is the quintessential embodiment of country comfort. Solid wood Shaker-style cabinetry provides ample storage, whilst a bottle-green Aga nestled within a broad inglenook radiates warmth.

A central butcher's block invites culinary creativity, whether it's preparing a hearty Sunday roast or rolling pastry for festive mince pies. With space for a large dining table, this kitchen is perfect for sociable meals and family gatherings.



## SOAK AND SLEEP

Upstairs, cream carpet predominates on the first floor, moving through to the bedrooms at Mews Cottage.

A sanctuary of sleep, the principal bedroom is bathed in natural light from five windows, elegantly decorated in shimmering wallpaper to the feature wall and furnished with fitted wardrobes for plenty of storage.

Refresh and revive in the recently updated en suite, featuring striking black tiles and a spacious walk-in shower.

Two further double bedrooms, equally inviting and spacious, share a family bathroom warmed by electric underfloor heating - perfect for chilly mornings.



*What the owners say...*

*"Tucked privately back from the road and enveloped in lush gardens, with its versatile spaces, historic character and convenient commuter links, enjoy a sense of timeless peace at Mews Cottage, the perfect balance of rural beauty and modern convenience, a true haven for family living."*



## PRIVATE PARADISE

Outside, experience oneness with nature in the glorious gardens, set on around a third of an acre.

A characterful garden gate provides access through from the driveway to the sunny, south-facing rear garden, where a terraced area outside the garden room sets the scene for al fresco dining in the summer months. Beyond, the lawn, bordered by low hedging, transitions into a secluded garden oasis accessed through a foliage archway.

Seating areas invite you to pause and enjoy the sound of birdsong whilst raised vegetable beds beckon those aspiring to self-sustainable living.

A separate garden building with a log burner, two office rooms and shower room provides a perfect work-from-home setup.

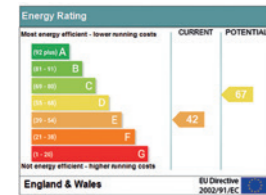
Ample parking is available on the driveway and in the oversized, detached garage.



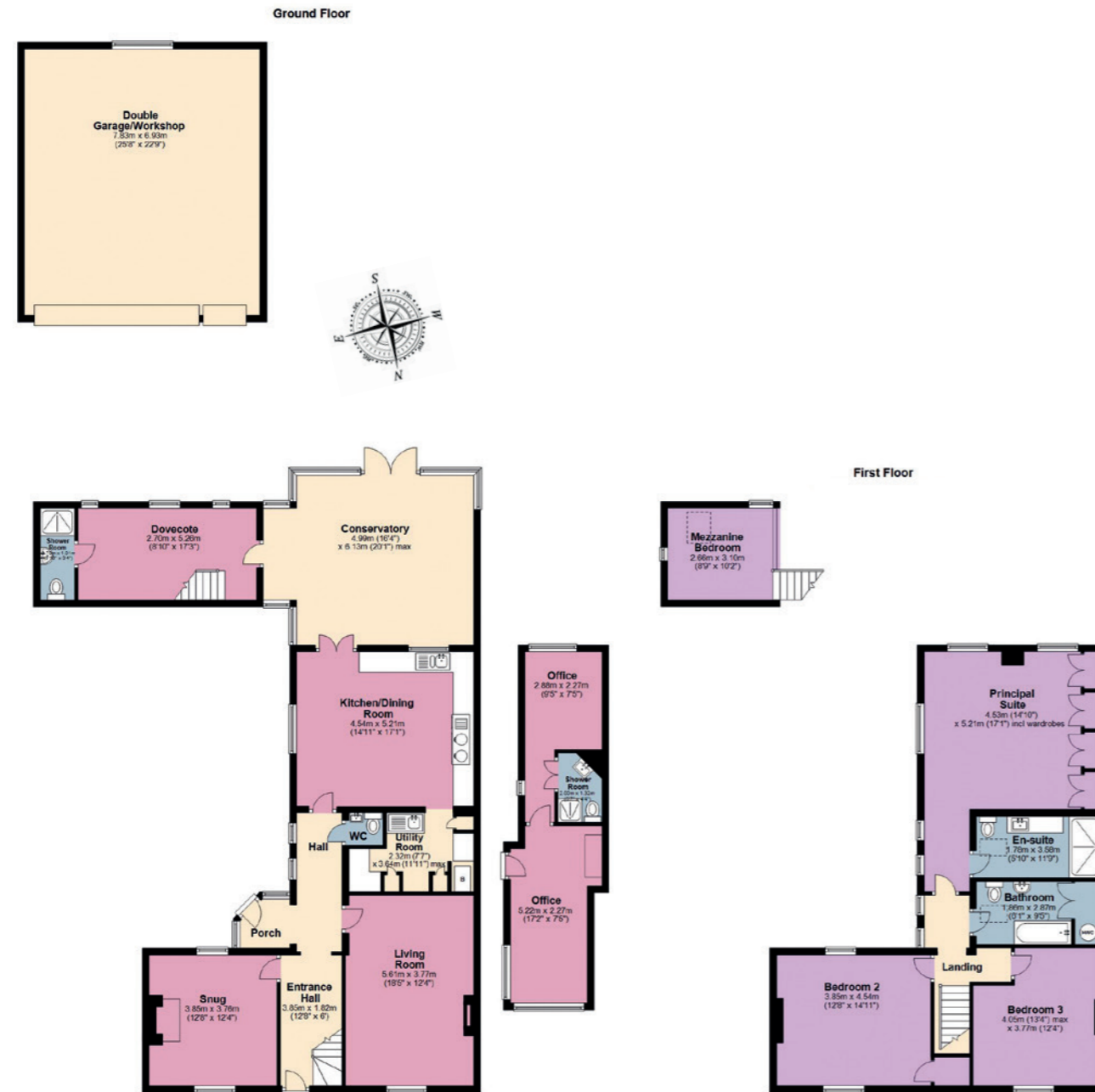
## THE FINER DETAILS

Freehold  
 Detached  
 Main cottage dates back to late 1800s  
 Dovecote dates back to 1769  
 Dovecote is Grade II listed  
 Conservation area  
 Plot approx. 0.36 acre  
 Oil central heating  
 Electric underfloor heating in bathrooms  
 Mains electricity, water and sewage  
 North Northamptonshire Council, tax band E  
 EPC rating E

Ground Floor: approx. 211.2 sq. metres (2,273 sq. feet)  
 First Floor: approx. 91.5 sq. metres (984.9 sq. feet)  
 Total area: approx. 302.7 sq. metres (3,258 sq. feet)



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## ON YOUR DOORSTEP

Discover the unique heritage and charm of Woodnewton, a thriving and picturesque village nestled in the heart of the countryside. Take a stroll beside the meandering Willow Brook stream and admire the nature that abounds, including the elusive red kites, sometimes spotted soaring overhead.

With characterful 17th-century stone cottages lining the main street, the nearby St Mary's Church is a central feature of the village, with its glorious

grounds carpeted in a show of daffodils on sunny spring days. An active hub for the community, the village hall regularly hosts events and clubs. The White Swan, the village pub, with its stylish garden terrace, serves as a welcoming gastropub for locals and visitors alike.

For families, there is a play area in the village, and schools are conveniently located nearby, with a primary school

in Glapthorn and a mix of primary, secondary, and independent schools in nearby Oundle and Peterborough. Woodnewton also benefits from good transport links, with Corby and Peterborough Railway Stations both within easy reach.

## LOCAL DISTANCES

- Oundle 4.5 miles (10 minutes)
- Stamford 11 miles (21 minutes)
- Corby 12 miles (22 minutes)
- Peterborough 13 miles (24 minutes)
- Huntingdon 25 miles (33 minutes)



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