



WHITWELL HOUSE

WHITWELL



Steeped in history and enveloped in character, Whitwell House stands as a testament to time, an atmospheric Grade II listed home nestled within just under an acre of landscaped yet naturalistic gardens.

A TALE OF TRANSFORMATION

Originally a rectory, the oldest part of Whitwell House dates back to the 1500s, with the left side reflecting its Georgian origins and the right side embodying later Victorian influences.

Under the careful custodianship of its current owners, the home has undergone a meticulous revival, with thoughtful upgrades restoring its former grandeur. A bespoke kitchen,

installed in 2016 by Kitchens Etc. from Norfolk, reimagines the heart of the home with modern luxury in mind. Log burners have been installed for warmth and ambience, and new flooring laid throughout. Whitwell House retains its timeless frame, ensuring that history cohabits in perfect harmony with contemporary living.



What we love...
With its rich heritage preserved, and contemporary comfort infused, Whitwell House remains a living artwork, a home where past and present mingle in perfect harmony, and where spacious living awaits all.



ENTERTAIN IN ELEGANCE

Designed for both grandeur and tranquillity, Whitwell House offers a wealth of spaces for quiet retreat. Double doors from the hallway lead to the drawing room, where original shutters, a stately marble fireplace and dentil cornicing create an atmosphere of effortless elegance.

Beyond, the dining room radiates splendour, its coffered ceiling and vast windows bathing the space in natural light. French doors open onto a picturesque barbecue terrace, seamlessly blending indoor and outdoor entertaining.

For those who work from home, a study awaits, where shuttered windows and cushioned window seats frame garden views, while original frieze mouldings on the walls adds an artistic flourish.

WHERE PAST MEETS PRESENT

A home where history resides within the walls, every angle holds an architectural memento of its past - adorned with intricate architraves, shuttered sash windows, and elegant panelling. Yet, within this timeless retreat, contemporary craftsmanship seamlessly weaves its way through, elevating the home to a haven of refined and modern comfort.

Beyond the handsome stained-glass entrance door, step into a world where history and light converge.

The juxtaposition of traditional character and contemporary comfort are effortlessly showcased in the broad and beautifully bright entrance hallway, dressed in fresh modern white shades, its coffered ceiling a masterpiece of elegant detailing, and where the staircase, with its low Georgian banister nods to centuries past, rising gracefully up.





HOSPITALITY AT ITS HEART

Offering a grand welcome to guests, pass the imposing, Victorian, stained-glass front door as you make your way to the heart of the home, the breathtaking kitchen – a vision of curving cabinetry which flows around the room in a gentle wave. Designed with both aesthetics and practicality in mind, with room for all the essential, modern-day appliances, a deep double Belfast sink, Total Control electric Aga and a walk-in pantry with Miele microwave oven can also be found, all enveloped in the warmth of a classic, yet contemporary country house-feel design.

Shuttered windows frame the space, while a flowing granite breakfast bar offers the perfect perch for morning coffee.

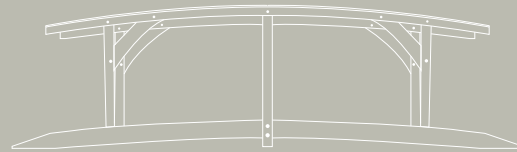
Even the practical elements of this home have been elevated - a laundry room offers ample storage alongside plumbing for a washing machine and dryer, with a rear hallway from the garden when returning home from wet-wellied walks about the countryside with canine companions.



FAMILY TIME

Flowing effortlessly from the kitchen, the family room epitomises Whitwell House's evolution to a space of perfect balance, character and comfort. A cosy reading retreat, complete with a log burning stove, its walls are an interplay of exposed stone and modern plasterwork.

Meanwhile, the garden room, with its vaulted ceiling, is a sanctuary of serenity, softened by warm pendant lighting and a subtle infusion of industrial chic.





BE OUR GUEST

On the first floor, an impressive library unfolds to one end of the landing, a quiet retreat where views to distant fields invite moments of stillness.

From the landing, six bedrooms wait to be discovered, each space revealing its own story. The first, adjacent to the library is a soporific sanctuary with its stone mullion windows and fireplace. The en suite, a vision of marbled tiling and crisp white tones, is a spa-like oasis of calm.

Every bedroom bears the mark of meticulous restoration - high ceilings, built-in wardrobes, and some with shuttered sash windows, ensuring a harmonious blend of historic charm and modern-day luxury. Each evokes its own sense of character and style, whilst sitting within the decorative motif that is coherent throughout the home.





REFRESH AND REVIVE

A particular gem is the bedroom with its large 'window sofa' - a place to sit back in comfort and watch the seasons unfold in the gardens, with a glimpse of Rutland Water beyond.

The principal suite, a study in understated opulence, is awash with light, with views out to two sides, elegant built-in shelving and a magnificent Natural Stone Bathrooms of Stamford curated en suite. A room opening up off the principal suite could be ideal as a nursery or substantial dressing room, highlighting the versatility and space at the heart of the home.

Soothe your senses in any one of the en suites and bathrooms at Whitwell House, each designed to emanate a sense of luxury and opulence.



ELEVATED LIVING

A winding staircase leads to the second floor, where a large linen storage and plant room lie. On this level, another large and flexible living space - ideal as a playroom, sewing room, art studio, or games room awaits. The adjacent loft room offers significant storage space, as well as the potential for conversion if desired.

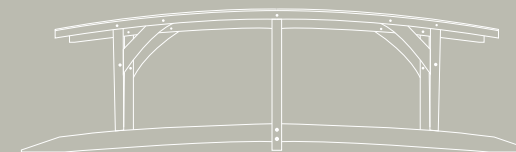




ENCHANTING GARDENS

Outside, terraces extend from the home – the perfect place for al fresco dining and unwinding on sunny afternoons. Manicured lawns bordered by neatly trimmed hedges offer space for young ones to play, with a gentle stream meandering through, its wooden bridge arching over in fairytale fashion creating the perfect backdrop. A magnificent 100-year-old magnolia tree stands proudly at the front of Whitwell House, once a focal point for visitors to the area, who would travel to Whitwell in time to witness it bloom.

Designed for all-day sunshine and privacy, with multiple seating areas and a summerhouse, the wraparound garden is a sanctuary of tranquillity. A natural spring flows down from the church through the garden, running underground before ultimately feeding back into Rutland Water, requiring no maintenance.



CHARACTERFUL COTTAGES

The two cottages, one originally a 19th-century coach house, extend the magic of Whitwell House beyond its main walls. The first, a self-contained haven complete with a bedroom, open-plan kitchen, gym, and cinema room, is ideal guest accommodation for family and friends, or could also serve for Airbnb rental potential.

The second cottage, renovated by the present owners and currently utilised as a workshop, could be instantly transformed into a two-bedroom retreat.



FINER DETAILS

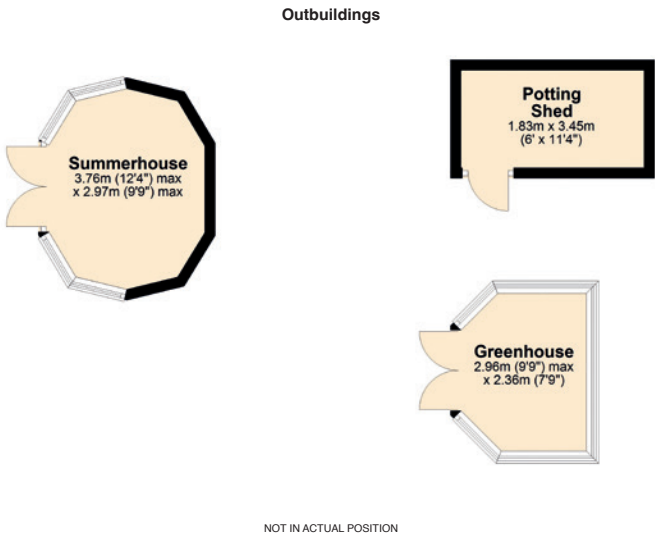
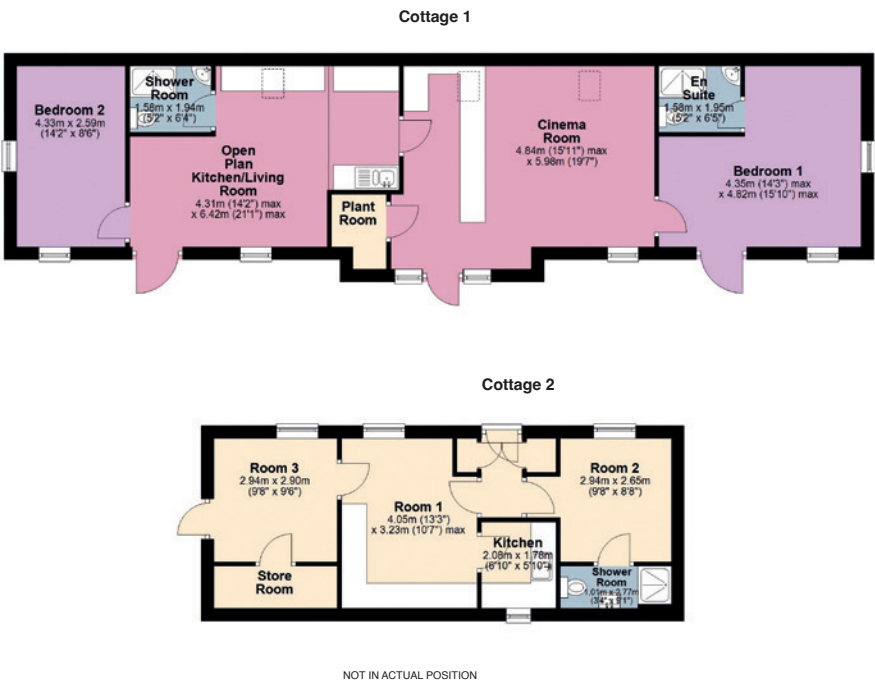
- Freehold
- Detached
- Dates to 1500s
- Grade II listed
- Conservation area
- Plot approx. 0.85 acre
- Gas central heating
- Mains electricity, water and sewage
- Underfloor heating to bathrooms
- EV charger
- Rutland County Council, tax band H

Ground Floor: approx. 239.6 sq. metres (2,579 sq. feet)
First Floor: approx. 207.4 sq. metres (2232.8 sq. feet)
Second Floor: approx. 44.2 sq. metres (476.3 sq. feet)
Total Main Home: approx. 491.3 sq. metres (5,288.1 sq. feet)
The Cottages: approx. 133.2 sq. metres (1,433.7 sq. feet)
Outbuildings: approx. 22.1 sq. metres (237.6 sq. feet)
Total Overall: approx. 646.6 sq. metres (6,959.4 sq. feet)

LOCAL DISTANCES

- Oakham 4 miles (7 minutes)
- Stamford 7 miles (13 minutes)
- Uppingham 9 miles (15 minutes)
- Peterborough 21 miles (29 minutes)
- Oundle 22 miles (31 minutes)

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ON YOUR DOORSTEP

Escape to the shores of Rutland Water, Europe’s largest man-made lake, for sailing adventures, bike rides, picnics and rambles, surrounded by nature...and just a hop, skip and a jump from the comforts of Whitwell House which enjoys direct access to the water. Explore Whitwell Harbour, enjoy a round of golf or even take on the inflatable watersports challenge at the Rutland Watersports and Aqua Park. With The Noel pub close by and easy access to the market towns of Oakham and Stamford, there is a wide array of boutique restaurants, bars, cafés and bistros to choose from. Families are well placed for local schools, with the renowned Oakham, Oundle, Uppingham and Stamford independent schools close by alongside a variety of state schools. Commute with ease along the A1, just six miles from the village, or catch a mainline link from Peterborough Station into London King’s Cross. Stamford and Oakham stations also offer links to Peterborough Station.





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