



THE SANCTUARY

GRETTON





In glimpsing distance of the silhouetted tower of St James the Great Church, beyond a set of gates, serenity can be found at The Sanctuary in Gretton.

Positioned for privacy yet close to village life, The Sanctuary blends seclusion and connection, just a short walk to the church, the coffee shop, the pub and the village hall, with Corby Railway Station just three miles away.

Dating back to the 1700s, this thatched, Grade-II listed home has been in the same ownership since 1999, extended, upgraded and carefully maintained over the years, including a new thatch laid to the roof in 2022.

Every inch the quintessential chocolate box cottage, immaculate borders brim with planting, with rambling roses and vines climbing above the windows to the front. An original well is now planted with ferns, as roses and other fragrant planting permeate the borders to the front. Ample parking is available for guests.



SANCTUARY AWAITS...

With two potential entrances, a formal front door and an everyday entrance to the rear, the Sanctuary beckons.

Rooms softly unfold across levels, linked by the gentle rise and fall of cottage steps. One such descent leads into the sitting room, drenched in light from windows to three sides, and with a curving wall of built-in bookcases and cabinetry. A log-burner effect stove provides a toasty focal point, set upon a jet-black hearth.



Relax and unwind in the snug, where light flows in through windows to the front and rear, and a stone, inglenook fireplace almost the full width of the room, is framed beneath an ancient, sturdy beam for a truly characterful ambience.

Exposed beams run throughout the home, lending warmth throughout, while heritage details from hand-latched doors to authentic wooden flooring root the cottage firmly in its past. Deep-set window seats, meanwhile, encourage moments of stillness and reflection; a place to pause, curl up and watch the seasons unfold beyond the glass.



WINE AND DINE

Beyond the snug lies the formal dining room, the perfect place to wine and dine family and friends. Deep windows capture foliage fringed garden views.

Pushing out into a turreted nook, the dining-kitchen feels almost like a walled garden pavilion, its redbrick outer walls turning the garden beyond into a secret courtyard. Brimming with light, where better for morning coffee than cocooned in the castellated embrace of this space?

Dressed in duck egg tones, with plenty of light flowing in through the multitude of windows, dine in front of the French doors, offering instant access out to the sunny terrace.

Emanating classic country kitchen warmth, solid oak worktops provide plenty of preparation space, with tiled flooring underfoot. Cream cabinetry offers a profusion of storage, with a handy central island illuminated by a roof lantern above. Within an inglenook the Range-style cooker emanates warmth, a natural draw for all.

A step up provides a separation between sociable cooking and dining and the more practical aspects of family life, with a large utility room offering access to the garden, furnished with storage, plumbing for washing machine and dryer and access through to a handy downstairs shower room.





SLEEP BECKONS

A staircase from the dining room leads up to the bedrooms on the first floor. Cocoon yourself in calm in the spacious principal suite, where low cottage windows offer views out over the vast greenery beyond, seeking out the distant silhouette of Rockingham Castle.

Recently added to amplify the functionality of the home, the en suite features shower, wash basin and ample built-in storage. Even more storage can be found in the boarded loft, accessible from the principal bedroom.

Two further bedrooms await on the first floor, one with mezzanine level storage, the other with built-in wardrobes.

A family bathroom offers bathtub with shower over, providing refreshment with views out to the leafy surrounds from a window above the wash basin.

What we love
**‘A home to retreat to,
 return to and never
 want to leave, this is
 The Sanctuary, in
 name, in spirit and
 by experience.’**





HOW DOES YOUR GARDEN GROW...

South-west facing and gloriously landscaped over countless years, the garden at The Sanctuary serenades in colour at every turn. Discover the many different rooms, where planting surrounds pockets of terrace, and pathways wend through the lush green lawn.

Follow the sun from one seating spot to the next, pausing to listen for birdsong or watch butterflies drift across the flowerbeds.

Enclosed, peaceful and private, the garden feels wonderfully safe and inward-looking, an idyllic oasis.

Elevated in one corner, the summerhouse offers the perfect perch to read or relax with a drink, gazing out over the valley to the outline of Rockingham Castle beyond.

WORK, REST AND HOST

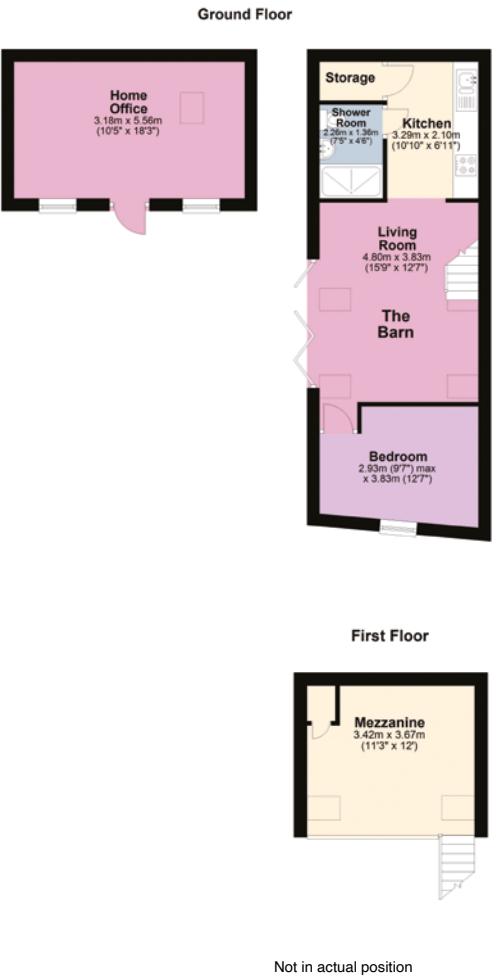
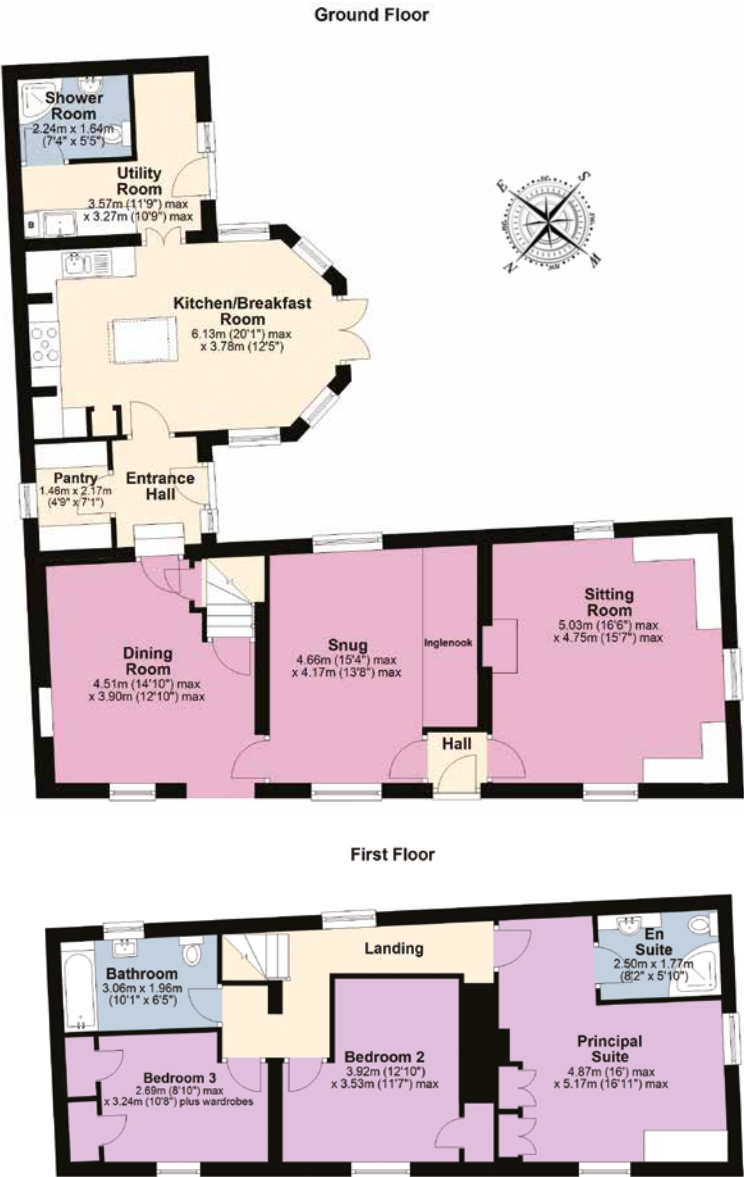
To the side of the home, a detached office provides a peaceful, separate space for working from home, with a quaint stable door and leafy garden views.

A second outbuilding, The Barn, offers a self-contained one-bedroom annexe ideal for guests, older children or even longer stays. Bifolding doors open to the front, bringing light into a smart open-plan living space with mezzanine above, a flexible area for reading, relaxing or study. A contemporary kitchen, double bedroom and modern shower room complete the space. Whether entertaining, hosting or simply spreading out, The Barn adds a whole new dimension to life at The Sanctuary.

THE FINER DETAILS

Freehold
Detached
Late 17th century
Grade II listed
Conservation area
Plot approx. 0.26 acre
Gas central heating
Mains electricity, water and sewage
North Northamptonshire Council,
tax band F

Ground Floor: approx. 106.8 sq. metres
(1,149.5 sq. feet)
First Floor: approx. 66.7 sq. metres
(717.5 sq. feet)
Total Home: approx. 173.5 sq. metres
(1,867.1 sq. feet)
Outbuildings Ground Floor:
approx. 60.2 sq. metres (648.2 sq. feet)
Outbuildings First Floor:
approx. 12.6 sq. metres (135.2 sq. feet)
Total Outbuildings:
approx. 72.8 sq. metres (783.4 sq. feet)



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OUT AND ABOUT

Gretton is a historic village in Rockingham Forest, replete with traditional houses, and overlooks the valley of the River Welland. The village is noted for having the tallest church tower in Northamptonshire, and the second-oldest pub in the county, the Hatton Arms. There's a village hall, sports club, surgery, and coffee shop.

The Ofsted-rated 'Good' Gretton Primary School takes care of the little ones. Brooke Weston Academy CTC, in Corby, has consistently achieved examination results in the top 5% of English state schools. Independent schooling can be found in the surrounding towns, with Uppingham School, Oundle School, Oakham School and the Stamford Endowed Schools available in the region.

Well-connected, rurality needn't mean feeling remote, with road access via the A47 into nearby towns including Corby and Kettering, with easy access beyond to the A1 and M1 for destinations further afield. Commuters are served by the mainline Corby railway, less than five miles away.

LOCAL DISTANCES

- Corby: 4.5 miles (9 minutes)
- Uppingham: 5.5 miles (14 minutes)
- Kettering: 12.3 miles (22 minutes)
- Oakham: 12.2 miles (22 minutes)
- Stamford: 13.7 miles (26 minutes)



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