



TICKENCOTE HOUSE

— TICKENCOTE —

Dating to 1872, rooted in greenery and framed by a colourful burst of hydrangea blossom in the summer months, Tickencote House welcomes.

A GRAND ARRIVAL

Parking is plentiful along the gravel driveway, beyond the wooden gates, where woodland and mature shrubbery extending to 0.6 acres provide a verdant buffer from the wider world. There is also a large double garage available.



Access to the quarry-tiled, timber-gabled porch is by a flagstone pathway, neatly edged in clipped box hedging utterly befitting of this country home. Painted an olive green, with traditional brass door furniture and original bell push embossed within the stone wall, the front door opens to the inner porch, itself opening out into the impactful entrance hallway.

Within this former vicarage, traditional Minton tiling flourishes underfoot in classic Victorian geometric style. Broad and bright, with a high ceiling inviting light, the main reception rooms flow off with ease beyond deep doorways lined with richly layered architraves.



RESPLENDENT RECEPTIONS

With its open fireplace, the grand proportions of the drawing room are made for sociable afternoons with friends and peaceful evenings with the family in equal measure. Vast, shuttered windows, including a bountiful bay reaching up to the ceiling, bless the room with light, inviting the outdoors in.

Next, a tranquil study where soft sage greens feature to the walls and ceiling, highlighting the detailed coving in contrasting white above. This quiet, spacious room features a decorative pine mantle and surround, while views extend out to the garden through the broad, shuttered window.



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SAVOURY PLEASURES

French doors encased within a glazed bay direct the eye toward the wraparound terrace and garden in the formal dining room, a room of remarkable proportion and character. Ornate corning traces the high ceiling while picture railing adorns the heritage-toned mustard walls for a true sense of occasion.

Abundantly light and spacious, this is a room made for family celebrations, where an open fire crackles merrily from within its tiled, period surround, imbuing warmth for memorable mealtimes.

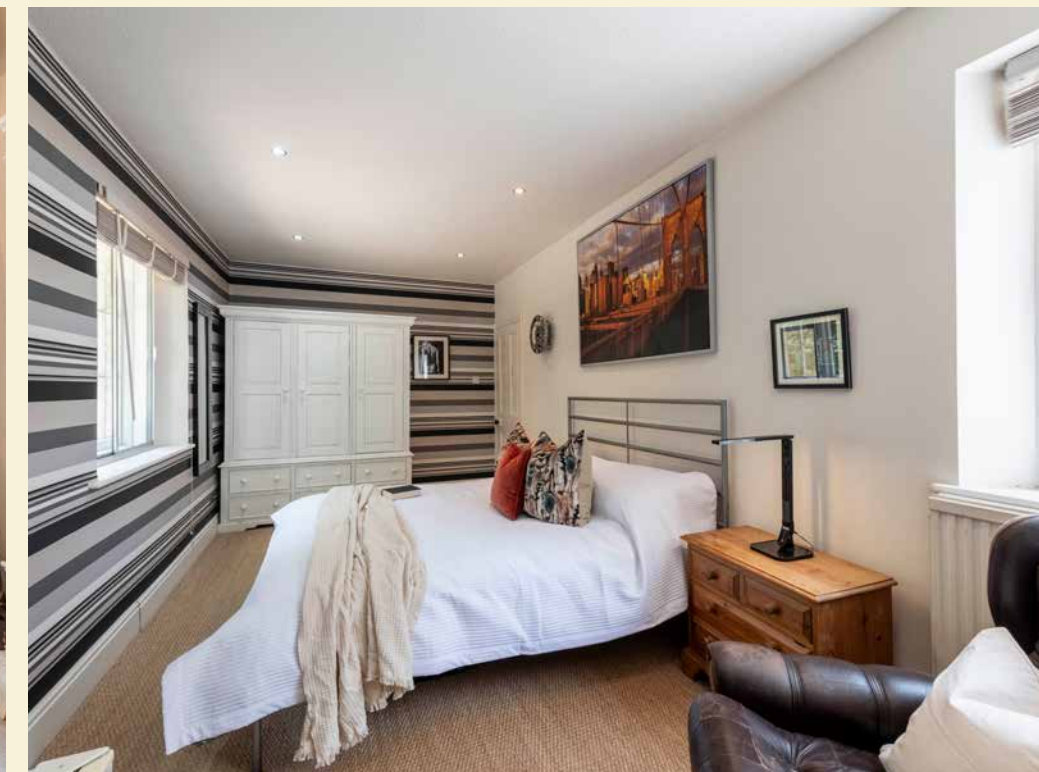
On the way to the kitchen, pause in the hallway to admire the run of ten brass servant's bells offering a nod to the home's history and heritage; also here is the guest cloak room with large shower.

Blending modern style with classic country comfort, the large family kitchen is a natural sociable hub. Cleverly zoned into both dining and cooking areas, to the rear, chandelier lighting illuminates the breakfast table, and a window seat invites moments of pause amidst leafy views.

At the heart of the room, a curved, stone-topped island in soft grey offers both prep space and a natural gathering point, with ample storage tucked neatly beneath. Cream cabinetry with classic panel detailing pairs beautifully with dark granite worktops, while the neutral tiled floor runs throughout, tying the dining and cooking areas together. Cook up a feast on the cream Rangemaster cooker, with a host of other essential appliances also featured. Further storage can be found within the spacious, walk-in pantry, whilst a laundry room awaits just outside from the verandah.



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SWEET DREAMS

To the first floor, the principal bedroom is a spacious sanctuary, featuring far-reaching views, alongside a cast iron fireplace and adjacent, you'll find a basin and lavatory – why not consider the addition of a shower here to create a luxurious en suite.

With views out over the fields and a cast iron fireplace, the next of the bedrooms on this floor offers comfort and calm.

The family bathroom balances period drama with soothing spa-like refreshment. At its heart, a freestanding claw-foot bathtub is the perfect place

for a soak. Original cornicing frames the lofty ceiling, while a delicate chandelier adds a splash of glamour overhead. Polished flooring amplifies the light underfoot, with a high-level cistern acknowledging the home's Victorian origins. Twin wash basins and a handsome feature fireplace complete the scene.

Two further double bedrooms are located to the front of the home, with a fifth peaceful and private guest suite hidden away at the end of the landing, served by its own shower room. Spacious and bright, with windows to both sides, built-in shelving provides plenty of storage

SUMMER SANCTUARY

Outside, wrapping around the side and rear, a paved terrace catches the sun and offers the perfect setting for long summer lunches or evening drinks, with easy flow from home to garden via the French doors in the dining room.

Beyond the terrace, borders richly planted with mature shrubs grow amidst the neat geometry of clipped topiary. Paved pathways wind beneath pergola archways, leading to broad lawns perfect for summer play and quiet strolls. Soak beneath the stars in the discreet hot tub, while the summer house is the perfect place to lose yourself in afternoons of reading, painting or simply watching the seasons shift.



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Why we love Tickencote House

A home of scale and substance, where Victorian character meets modern comfort, Tickencote House is made for family life, celebration, and everything in between.



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THE FINER DETAILS

Freehold
Detached
Former vicarage, constructed 1872
Plot approx. 0.6 acre
Not listed
Oil central heating
Mains electricity, water and sewage
Rutland County Council, tax band G
EPC rating E

Ground Floor: approx. 180.6 sq. metres (1,943.9 sq. feet)
First Floor: approx. 174.3 sq. metres (1,876.2 sq. feet)
Total Home: approx. 354.9 sq. metres (3,820.1 sq. feet)
Garages: approx. 29 sq. metres (312.4 sq. feet)
Summer House: approx. 6.2 sq. metres (67.1 sq. feet)



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DELIGHTS ON YOUR DOORSTEP

Set on tree-lined Church Lane, only a short walk away is St Peter's Church, whose chancel arch and sexpartite vaulting date back to Norman times. Along the lane, spy a stile leading to Tickencote Hall, ideal for walks along the footpath connecting to nearby Empingham or head towards Stamford via Great Casterton.

Travel into nearby Stamford for its wide array of shops, supermarkets, and restaurants. Stamford Garden Centre is on your doorstep - call in for a coffee and cake or take a browse around. One of Europe's finest theatre venues, Toilethorpe Hall, home to the Rutland Open Air Theatre, is mere minutes' away.

A prize location for families, there is an abundance of highly rated primary and secondary schools in the vicinity including independent Stamford School, less than 10 minutes' drive from the doorstep. Enjoy the perks of the country, and the convenience of easy access to the town. Commuting is straightforward, with Stamford's easy rail links to Peterborough and onward to London's King's Cross, making daily commuting a real possibility

LOCAL INFORMATION

Stamford 3 miles (10 minutes)
Oakham 9 miles (16 minutes)
Peterborough Railway Station 17 miles (26 minutes)
Grantham 19 miles (26 minutes)



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