



# THE OLD SMITHY

CASTOR



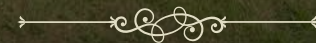




The Old Smithy is every inch the classic English home: thatch and Collyweston slate, stone walls and climbing roses. But this is no ordinary country retreat. Here, heritage and homely warmth meet the quiet demands of modern family living, with a separate annexe, gardens of nearly half an acre and a secret swimming pool tucked away at the end of the garden.

Believed to date back to the 1500s, gated access opens onto a sweeping driveway with generous parking for family and guests.

Step into the quaint side entrance where exposed stone walls provide a peek at the character that prevails throughout The Old Smithy.



## HEART AND HEARTH

Stone-flagged floors set a timeless tone in the kitchen, the functional hub of The Old Smithy, where farmhouse cabinetry in soft, neutral shades offers plentiful storage, while a deep-seated window frames views over the garden, perfect for keeping an eye on children at play. At its centre, a decorative inglenook fireplace invites family gatherings around a big table, whilst the Aga infuses warmth.

Cosy alcoves and storage nooks lend character, while the utility room features an exposed stone ceiling and Belfast sink. Here, there is room for a larder-style fridge freezer, a drinks fridge and washing machine and dryer.





## TIME TO UNWIND

At the heart of the home is the sitting room, with wooden flooring and exposed stone walls bringing natural warmth. Rustic beams and central columns lend a cosy intimacy, while warmth emanates from the log-burning stove within the deep inglenook fireplace for fireside evenings in winter, flanked by an original spice cabinet, a reminder of the home's history. From here, the layout flows naturally to other rooms, making this both a central hub and a restful retreat.



Opening from the sitting room, the snug is at once bright and cosy. A deep shuttered window draws in light, while an ornate tiled fireplace with log-burning stove sets the mood, flanked by arched alcoves.



French doors open to the garden room, a bright and versatile space with a vaulted glass ceiling and exposed stone walls. Two further sets of French doors create natural airflow in summer, making this an ideal setting for dining, play, or simply enjoying drinks with friends with views to the garden year-round.





## SWEET DREAMS

A staircase leads to the four bedrooms on the first floor, each full of authentic charm.

The principal suite is a characterful sanctuary, with its vaulted, beamed ceiling and grand chimney breast rising to a striking pinnacle, where a hayloft above provides additional storage. A beam-framed en suite, dressing area and its own staircase to the ground floor make this a sequestered retreat.

The second bedroom, complete with ornamental fireplace, links to the principal suite, perfect for a nursery. Two further bedrooms enjoy pretty views and practical, built-in storage; one with an en suite shower room, the other with a wash basin and lavatory.





## VERSATILE LIVING

Returning to the ground floor, and from the sitting room a separate wing opens with space for a home office at its entry. Beyond, a modern bathroom opens off the hallway, leading on to a bedroom. At the heart of this section of the home, a vaulted games room with bay window opens to the garden, complete with mezzanine office above. A concealed door within a faux bookshelf reveals a further bedroom with en suite and 'sleepover' bedroom above...a playful, almost secret hideaway perfect for guests, older children or multigenerational living.







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WHAT WE LOVE

With the bonus of a separate annexe, The Old Smithy blends character, warmth, and versatility for contemporary living.



THE OLD SMITHY



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## THE COACH HOUSE

A sweet stable door opens to the front of The Coach House, the self-contained one bedroom annexe. A large sitting room offers plenty of space for creating areas for dining and relaxing, while a contemporary kitchen completes the ground floor. Stairs lead to a charming double bedroom and modern bathroom with separate shower. The Coach House is the ideal space for guests, older children or multi-generational living.

THE OLD SMITHY



## BORDERS, BEES AND GENTLE BREEZE

Behind the handsome frontage of The Old Smithy the garden more than matches the storybook cover of the home. Low box hedging frames the home, festooned in climbing roses, while neatly edged lawn flows out beyond the patio, perfect for football, badminton or even a spot of croquet, as mature trees offer both dappled shade and privacy.

Borders brim with colour through the seasons, while from the garden a stone wall punctuated by an arched doorway leads to the triple garage situated at the end of the driveway, a practical bonus for classic cars, storage or workshop space. A summerhouse, also provides storage and shelter in the main garden, where, at the far end of the garden, a secure gate opens onto a hidden haven: a swimming pool with cover and surrounding stone terrace, perfect for summer days with friends.



THE OLD SMITHY



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THE FINER DETAILS

- Freehold
- Detached
- Dates to 1676
- Grade II listed
- Conservation area
- Plot approx. 0.44 acre
- Gas central heating
- Mains electricity, water and sewage
- Air source heat pump heats swimming pool
- Peterborough City Council, tax band G



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THE OLD SMITHY

Main Home

Ground Floor: approx. 238.4 sq. metres (2,566 sq. feet)  
First Floor: approx. 117.4 sq. metres (1,263.3 sq. feet)  
Total Home: approx. 355.8 sq. metres (3,829.3 sq. feet)

The Coach House

Ground Floor: approx. 45.9 sq. metres (494 sq. feet)  
First Floor: approx. 29.1 sq. metres (313.1 sq. feet)  
Total Coach House: approx. 75 sq. metres (807.1 sq. feet)

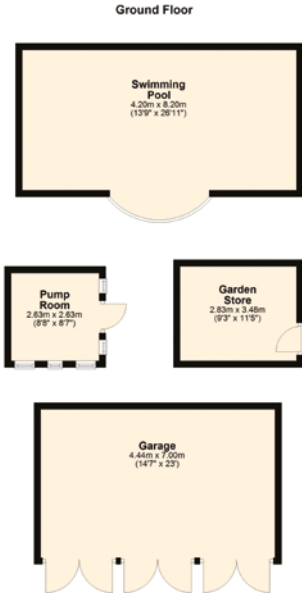
Outbuildings

Garage: approx. 31.1 sq. metres (334.5 sq. feet)  
Pump Room & Garden Store: approx. 16.8 sq. metres (180.5 sq. feet)  
Swimming Pool: approx. 35 sq. metres (376.9 sq. feet)

THE COACH HOUSE



OUTBUILDINGS



NOT IN ACTUAL POSITION

ON YOUR DOORSTEP

Alongside its rich ancient history, Castor is home to the fine dining restaurant The Chubby Castor of the Fitzwilliam Arms, alongside Castor and Ailsworth Cricket Club. With Castor C of E Primary School and Castor & Ailsworth pre-school only minutes' walk from the door, and renowned schools in nearby Stamford, Oundle and Peterborough, The Old Smithy is well-served for families.

Head into the Georgian market town of Stamford and browse the boutique shops and refuel in the many bistros and bars. Burghley House is well worth a visit with its famous annual Horse Trials and impressive gardens.

The city of Peterborough is just a short drive away. Home to a striking, 12th century cathedral, it also provides shopping and leisure facilities as well as being home to the City Hospital.

The River Nene nearby offers plenty of opportunities for riverside walks, meanwhile Nene Park is the region's favourite place to get outdoors and enjoy nature. At the heart of the park is Ferry Meadows, the ideal destination for a family day out whether you're looking to walk, cycle, fish, try some water sports, or just explore the meadows, lakes and woodland and visit one of the cafes.

Basking in the blissful tranquillity of the countryside, The Old Smithy is perfectly poised for transport links, situated near the A47 with easy access to Peterborough and its rail links to London in under an hour.

LOCAL DISTANCES

- Peterborough 5 miles (10 minutes)
- Market Deeping 8 miles (18 minutes)
- Stamford 11 miles (20 minutes)
- Oundle 14 miles (22 minutes)
- Bourne 15 miles (29 minutes)







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