



# PADDOCK VIEW

HADDON



Rooted in its farming past yet shaped for modern family life, Paddock View is a former cow barn now transformed into a spacious, light-filled home in the quiet village of Haddon, where unbroken views across fields and countryside invite quiet mornings, golden sunsets and nights spent stargazing beneath open skies.

Nestled between the charming market towns of Stamford and Oundle, and within easy reach of Peterborough's amenities and rail links, Haddon has a wonderfully close-knit feel, where impromptu barbecues on the green and local wildlife - from peacocks to Highland cows - are part of everyday life.

Arriving at Manor Farm Court, the carport provides a sheltered welcome, with space for one car beneath and additional parking for two cars directly in front of the home.

Renovated throughout, step inside and the sense of care and custodianship can be felt in the entrance hall, a light and bright space, where the eyeline is immediately guided toward the views celebrated in the home's name. Underfoot, reclaimed black floor tiles reflect both the practicality of country living and the quality of renovation undertaken at Paddock View.



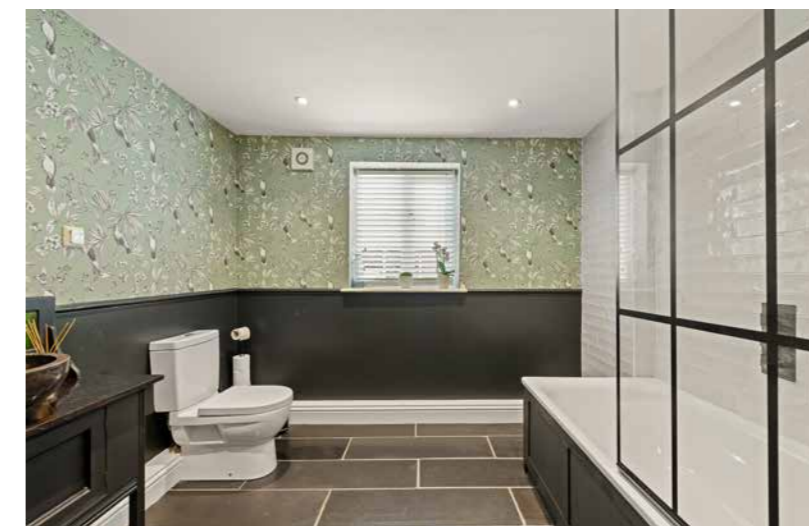
## THE HEART OF THE HOME

Bathed in morning light, engineered oak flooring replaces tiles underfoot in the open, airy and inviting sitting and dining room. Imbuing the whole home with warmth on winter days, a log-burning stove sits within a hearty red brick surround, topped by a rustic reclaimed wooden mantel, contrasting elegantly with the exposed honey-toned stone wall to one side.

With ample space for a dining table, relax and unwind in front of the double French doors, framing rolling pastoral views.

Double doors lead into the kitchen, where another set of French doors open to the terrace beyond, ready for slow weekend breakfasts in the sunshine

Bespoke designed by Küchen Kraft of Oundle, the kitchen has the feel of a true cook's kitchen, where soft light-grey cabinetry, generous storage and a sociable peninsula combine quality with everyday ease. Breakfast bar seating for three keeps the chef connected to the conversation, while the Everhot electric range brings country warmth and culinary theatre, supported by a separate oven, integrated full-height fridge and freezer, wine fridge, dishwasher and microwave. With space for a breakfast table beside it all, this is a kitchen made for slow breakfasts, Sunday roasts and suppers that stretch long into the evening.



## REFRESH AND REVIVE

Spacious and enchanting in its country-motif décor, the ground floor bathroom, warmed by underfloor heating, offers a luxuriously modern space in which to relax and enjoy leisurely soaks in the bathtub, with a black Crittall-style screen and shower over.

## ROOM FOR ALL

A flexible home, accessible living can be found on the ground floor, with a bedroom to the left of the front door retaining character in its exposed stone wall and with practical built-in shelving and wardrobes. Fresh-feeling, neutral décor, combined with soft carpets, is another motif that runs throughout Paddock View.

With adaptability in its design, a private study to other side of the home, with exposed stone wall and courtyard views, could also serve as an accessible double bedroom if needed.



## BEDTIME BENEATH THE EAVES

Upstairs, the large landing offers ample storage for the introduction of a study-library, should the ground floor reception rooms be used as bedrooms.

Beneath the warmth of the exposed timbers, the principal bedroom affords an abundance of space, with plenty of room for a super-king-size bed alongside a walk-in wardrobe comprehensively fitted with rails, shelves and storage. Served by its own en suite, warmed

by underfloor heating, relax in the bathtub with shower over. Light drifts in through the skylights, through which beautiful field views unfold.

To the other side of the landing, with an exposed brick feature wall and beams overhead, the guest bedroom again features fitted storage, with Velux windows drawing an abundance of light in. A storage room also offers potential to create a second en suite if needed.



## PADDOCK VIEWS

Step outside onto the sun-soaked terrace, the perfect place for breakfast in summertime as the morning sun rises over the east-facing garden. In springtime, wake up to the sight of frolicking lambs in the paddock beyond the lawn, which stretches back towards estate fencing, creating an unbroken sense of rurality.

With plenty of space for children to play and for keen gardeners to grow their own, beyond the garden at Paddock View, nearby, residents wishing to be part of it can harvest their own fruit and vegetables from the community garden.



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A TASTE OF THE  
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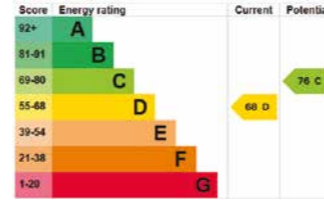


## THE FINER DETAILS

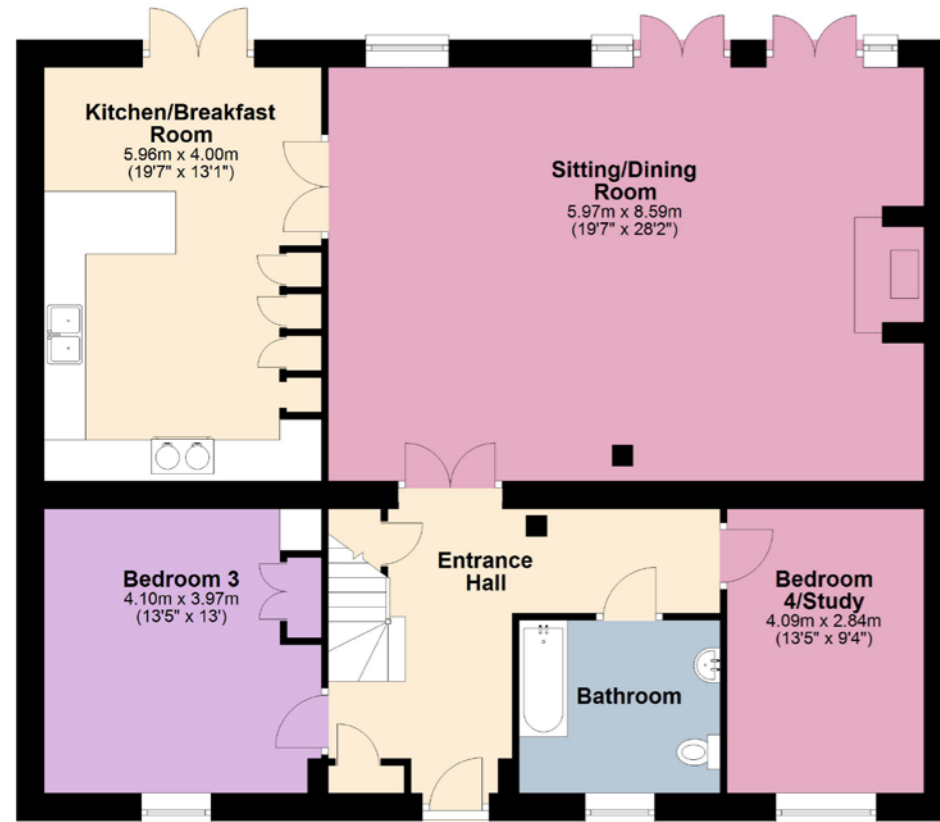
Freehold  
 Terraced barn conversion  
 Converted to residential 2013  
 Plot approx. 0.1 acre  
 LPG heating  
 Mains electricity and water

Klargester sewage treatment plant  
 Huntingdonshire District Council,  
 tax band D  
 EPC rating D

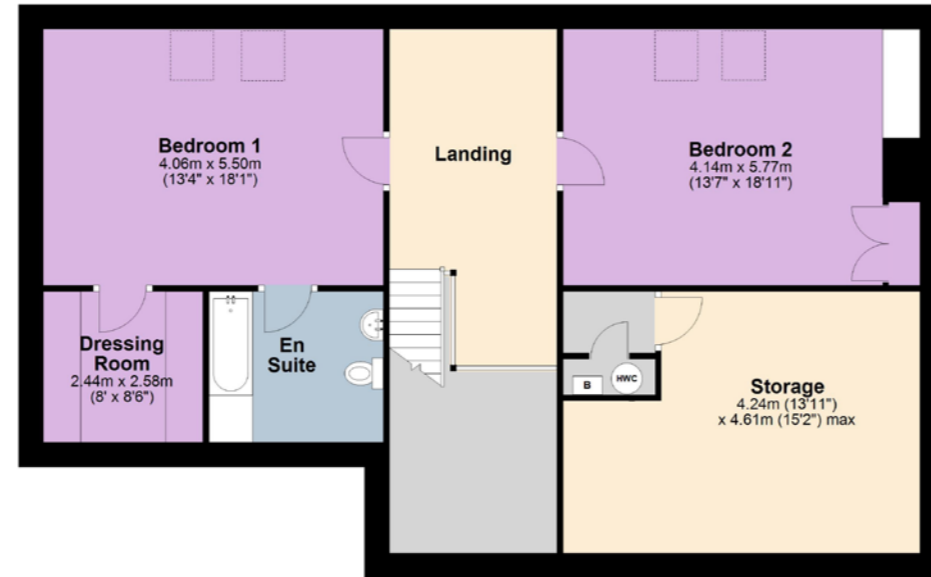
Ground Floor: approx. 132.7 sq. metres (1,428.3 sq. feet)  
 First Floor: approx. 93.2 sq. metres (1,003.5 sq. feet)  
 Total: approx. 225.9 sq. metres (2,431.9 sq. feet)



Ground Floor



First Floor



## NEAR AND FAR

Tucked away in the countryside south-west of Peterborough, Haddon offers the peace and privacy of a small rural village, surrounded by open fields and quiet lanes, while keeping the everyday conveniences of the city close at hand. At its heart is All Saints Church, with the wider village retaining an intimate, tucked-away feel; a place for slower mornings, countryside walks and a strong sense of escape without feeling remote. Follow the footpaths across the fields to The Black Horse in Elton, where excellent food and cask ales and a warm welcome await, or wander to Bosworth's Garden Centre and pause at The Mulberry Café for tea and cake after a morning among the plants.

For day-to-day amenities, nearby Peterboroughs offer shops, supermarkets, cafés, restaurants, leisure facilities and healthcare, while the historic market towns of Oundle and Stamford are also nearby.

Families are well placed for schooling, with primary and secondary options in the surrounding villages and Peterborough, including Hampton College, Hampton Gardens and The King's School, alongside independent choices further afield in Stamford, Oundle and Kimbolton.

Despite its rural feel, Haddon is highly convenient for commuters, with the A1 close by and Peterborough Railway Station providing direct services to London King's Cross in around 50 minutes.

## LOCAL DISTANCES

- Peterborough 9.4 miles (20 minutes)
- Stamford 14 miles (22 minutes)
- Oundle 8.8 miles (17 minutes)
- Kimbolton 20 miles (33 minutes)

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