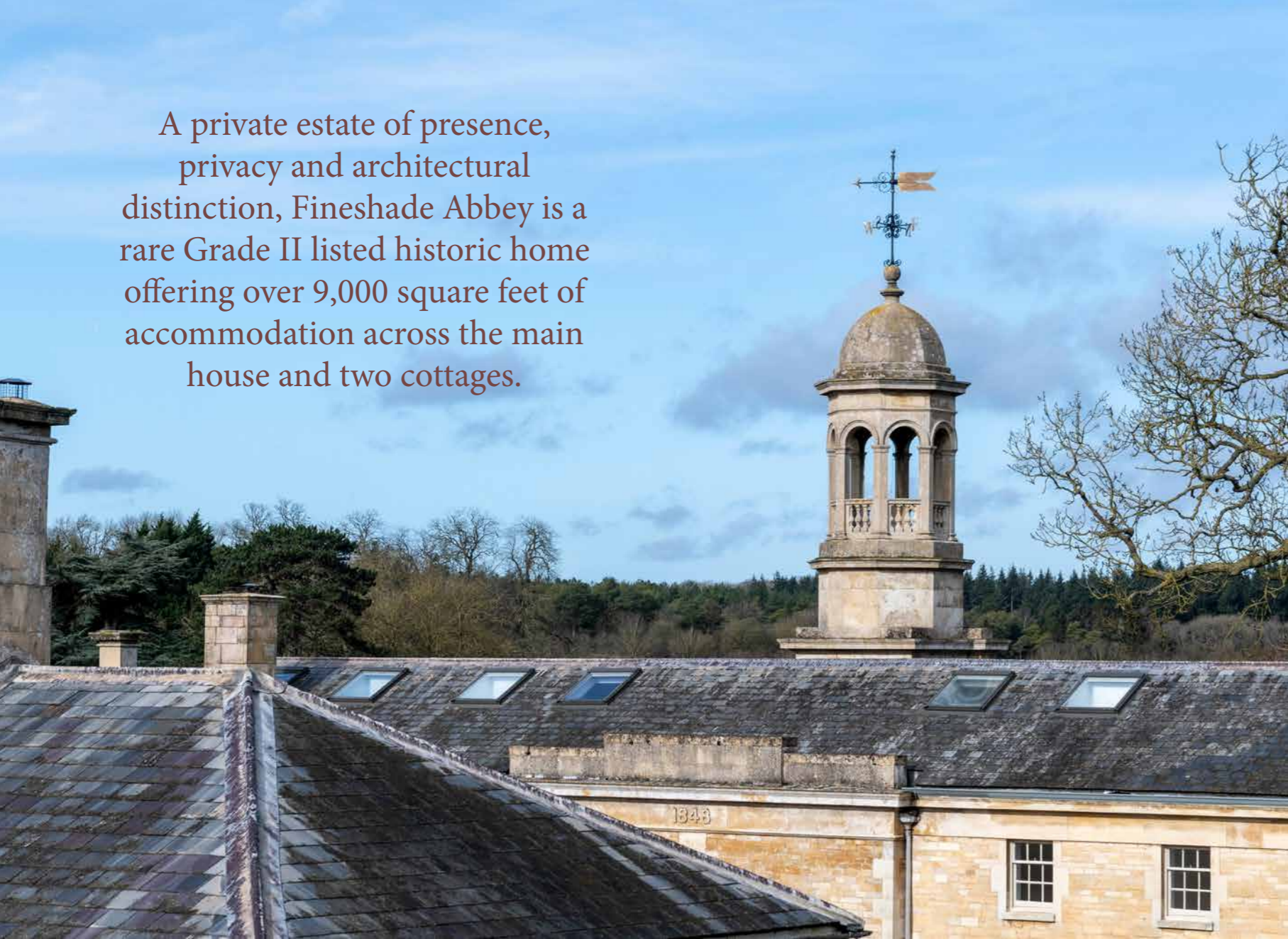


# FINESHADE ABBEY

FINESHADE



A private estate of presence, privacy and architectural distinction, Fineshade Abbey is a rare Grade II listed historic home offering over 9,000 square feet of accommodation across the main house and two cottages.



Every arrival feels special. The moment you pass beneath the arch, everything slows down and the world feels very far away.



## A RICH HISTORY

Set on the site of an ancient motte and bailey castle, the stable block for the former abbey took on its name when it was demolished in the 1950s and retains its grandeur, sitting within nearly 8 acres of landscaped gardens, with a private lake, enclosed courtyard and walled garden. Constructed in 1848 for the Monckton family and marked by their coat of arms beneath the clock tower - welcome to Fineshade Abbey.



## A SENSE OF ARRIVAL

The approach is unhurried and quietly theatrical. The driveway skirts the lake before opening to a turning circle framed by formal lawns. Ahead, the clock tower rises in stone, its carriage arch drawing you into the courtyard beyond.

Enclosed on three sides by the former abbey service buildings, the courtyard creates an immediate sense of privacy and protection.



## HANDSOME HERITAGE

The entrance hall sets the tone. Stone-clad and centred around a hearth with flagstone flooring underfoot, the room opens through French doors to sweeping views across the grounds. Of grand proportions, it is both impressive and welcoming and features a guest cloakroom.

The drawing room is richly atmospheric, with exposed beams and a large wood-burning stove framed by a gothic stone fireplace.

The sociable space flows into the library area, forming a suite of reception space that balances scale with intimacy.

Within the library, discreet doors concealed within the panelling open to reveal unexpected spaces. One leads to a storeroom, another to a private staircase rising to a guest suite above. These details lend the house a quiet intrigue that feels entirely authentic to its estate heritage.



A generous dining room with wood-burning stove provides a natural setting for both formal occasions and family gatherings. Throughout, high, sturdy timber doors fitted with iron hardware reinforce the building's craftsmanship. From the dining room, one such door opens into the kitchen, and maintains the historic thread between spaces.





## CULINARY EXCELLENCE

At the centre of the home sits a kitchen of exceptional style and substance. Bespoke cabinetry by Clive Christian brings refinement and architectural clarity. Exposed stone walls and deep-set arched windows anchor the space in its history, while the overall composition feels elegant and composed.

A substantial oak island forms the focal point, providing generous workspace and a natural place to gather.

The Aga offers warmth and character, complemented by additional oven and hob facilities for modern performance. At the opposite end of the room, a wood-burning stove set within a chimney breast adds balance and comfort.



French doors open directly to the west terrace, allowing the kitchen to extend naturally outdoors during the summer months.

Beyond, a secondary kitchen, laundry and boot room with wet room shower provide discreet support for entertaining and daily life.

# BOUTIQUE RETREATS

Accommodation is arranged across two staircases, enhancing both privacy and flexibility.

The principal suite is approached via a dressing room and opens into a vaulted room filled with light, complete with a Juliet balcony overlooking the walled garden and complemented by further Clive Christian cabinetry. In the same theme, the luxurious en suite is classically styled, with bathtub and separate shower.





The guest suite, reached via the concealed door within the library, rises by its own private staircase to a vaulted, beamed bedroom enjoying far-reaching views. The suite benefits from a pair of decadent en suites, offering independence for guests or extended family.

From the landing, a short flight of steps leads to attic storage and onward to the distinctive clock tower. This level also presents the opportunity, subject to any necessary consents, to create a direct connection to the adjoining cottage should greater integration be required.



Also within this wing of the abbey, two further characterful en suite bedrooms are accessed from the main staircase.



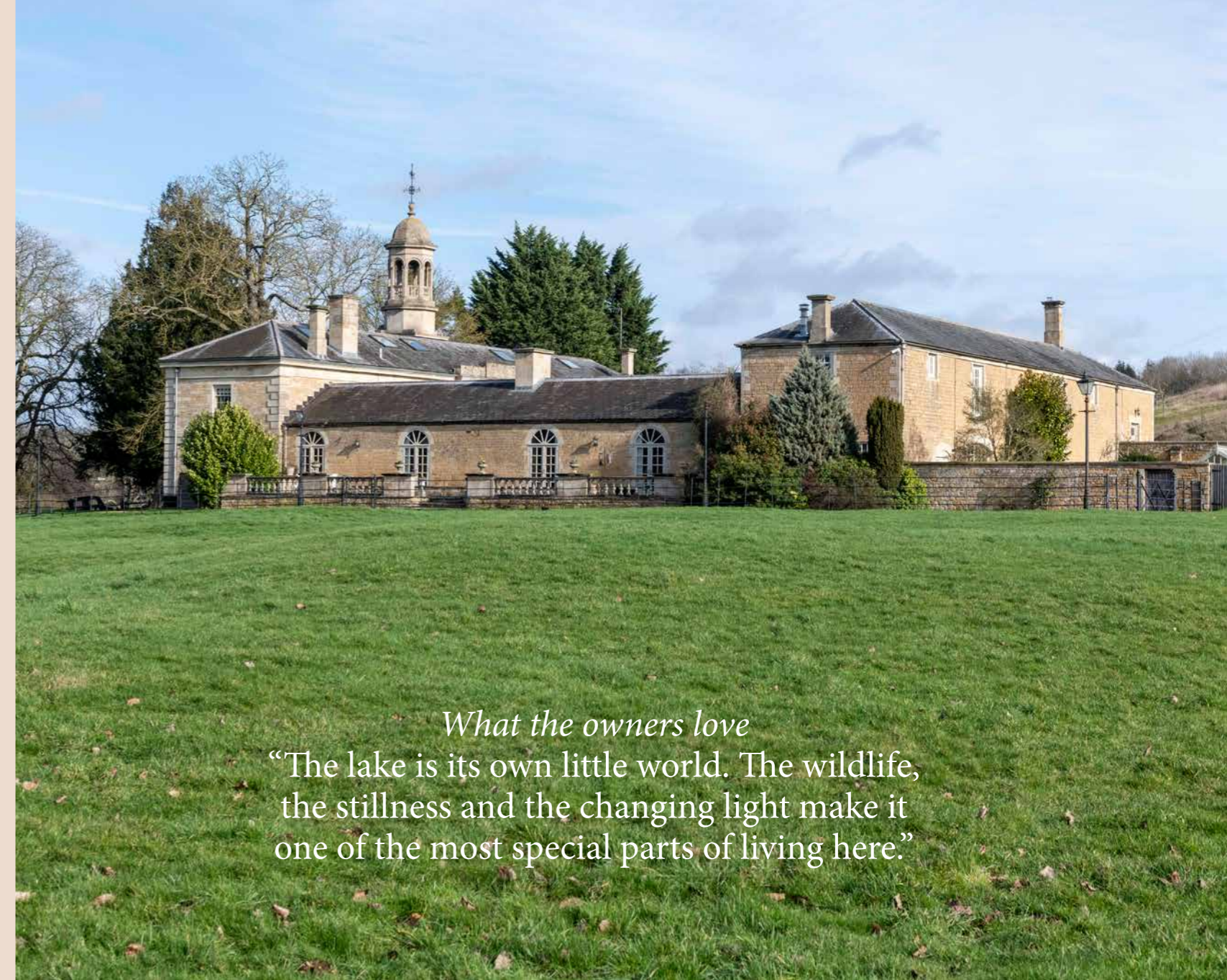


## GREEN AND PLEASANT LAND

The gardens surround the abbey on every side. Formal lawns, orchard, lake and walled garden sit alongside open parkland, while the gentle rise of the old Iron Age and Roman settlements remain visible beyond.

A stream feeds the lake, which rests beneath mature willows. Kingfishers flash across the water, egrets visit the margins and bullrushes line the edges, creating a landscape that changes with the seasons.

A lakeside house provides a sheltered setting for summer afternoons and views back towards the abbey.



*What the owners love*  
“The lake is its own little world. The wildlife, the stillness and the changing light make it one of the most special parts of living here.”





## COURTYARD, COACH HOUSE AND MORE

The inner courtyard remains one of the defining features of the estate. Former stable rooms provide extensive storage, workshop space and further parking alongside remnants of its working past. A light-filled garden room to one side provides access to the walled garden, and is currently used as a home office.

The Coach House is a substantial enclosed space, combining original carriage doors with full-height glazed doors that open to the courtyard. Currently used for entertaining, it provides an exceptional setting for showcasing a prized collection of supercars, while also offering scope for alternative uses, subject to the usual consents.





## THE COTTAGES

Bumblebee Cottage and Walkers Pass Cottage provide flexibility for guests, extended family or independent living. Fully self-contained, each offers well-appointed two-bedroom accommodation that complements the main house while retaining its own character.

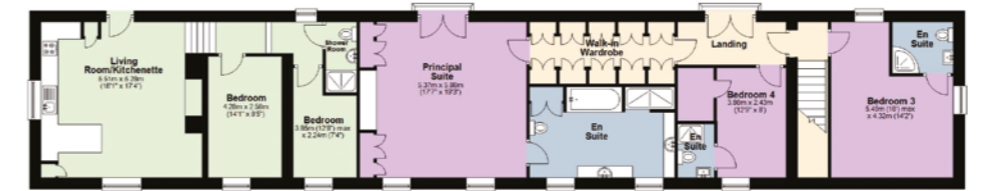


Fineshade Abbey is an estate shaped by centuries, where architecture and landscape exist in quiet harmony. From the arrival beneath the clock tower to the stillness of the lake, it offers a way of living that feels grounded, private and enduring.



# FINER DETAILS

- Freehold
- Detached
- Constructed 1848, converted to residential 1968
- Grade II listed
- Plot approx. 8 acres
- LPG heating
- Mains electricity and water
- Septic tank
- North Northants Council
- Main Home tax band H
- Bumblebee Cottage tax band A
- Walkers Pass Cottage tax band A



# ON YOUR DOORSTEP

Perfectly poised in the heart of rurality yet within easy reach of all the amenities of local market towns Uppingham, Stamford and Oundle, Fineshade Abbey enjoys the best of both worlds.

Set on the edge of Fineshade Woods, walking and cycle trails offer miles of opportunities to explore the great outdoors, along with play areas and a café. Rurality abounds in this pocket of Northamptonshire, with Wakerley Woods and Rutland Water also close by.

Commuters can access Stamford Railway Station, offering regular services to Peterborough and beyond, whilst the A43, A47 and A1 roads are easily accessible, connecting to major cities and towns.

For the essentials, the nearby villages of Kings Cliffe and Blatherwycke offer a convenience store and estate shop respectively, while nearby, Stamford, Oundle and Corby offer a broader range of shopping, dining and leisure options.

Ideal for families, nearby Kings Cliffe is home to a village primary school, while a host of secondary and independent establishments can be found in Oundle, Corby, Stamford and Uppingham.

# LOCAL DISTANCES

- Stamford 7.5 miles (14 minutes)
- Corby 8.5 miles (13 minutes)
- Oundle 10 miles (18 minutes)
- Uppingham 12 miles (17 minutes)
- Oakham 17 miles (23 minutes)
- Peterborough 18 miles (28 minutes)

<p><b>Main Home</b>                  Ground Floor: approx. 426.2 sq. metres (4,587.7 sq feet)                  First Floor: approx. 218.1 sq. metres (2,348.1 sq. feet)                  Total: approx. 644.4 sq. metres (6,935.8 sq. feet)</p>	<p><b>The Cottages</b>                  Bumblebee Cottage: approx. 99.6 sq. metres (1,071.8 sq. feet)                  Walkers Pass Cottage: approx. 59.4 sq. metres (639.3 sq. feet)</p> <p><b>Garaging</b>                  Garaging: approx. 70.9 sq. metres (762.8 sq. feet)</p>
<p><b>Total: approx. 874.3 sq. metres (9,410 sq. feet)</b></p>	

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Please note we have used rendered / virtual staging for some of the images for illustrative representation purposes only.



Fineshade Abbey, Fineshade, Northamptonshire NN17 3BA



01832 770 969 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)