



nest
ESTATES



Aldgate, Ketton
Stamford, PE9 3TD
Guide Price £3,500,000

SUMMARY

- A distinguished country residence with buildings totalling = 8793 SQFT (not listed)
- Separate spacious 3-bedroom cottage within the grounds = 2077sqft
- Set in approximately 4.25 acres of parkland and gardens
- Popular Rutland village in a secluded enviable location
- A beautiful balance of architectural heritage and contemporary technology and craftsmanship
- Modern club size tennis court
- Substantial garaging and outbuildings
- Modern extensive home office set in the garage block



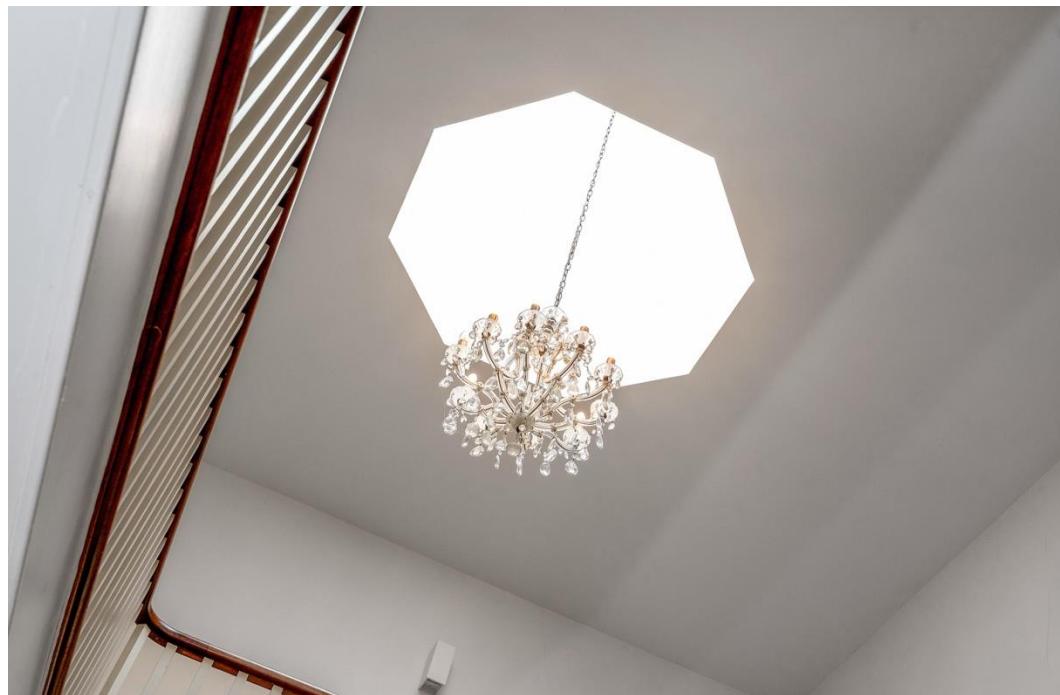


This distinguished country residence is situated in a popular Rutland village and set in approximately 4.25 acres of gardens. The property enjoys a private approach through open parkland, culminating in a refined gravel drive and formal turning circle. The setting is both expansive and beautifully composed, offering privacy, scale and a strong sense of place. There is also a separate dwelling within the grounds which is a spacious 3-bedroom cottage. (known as the Coach House). This lovely home has endless possibilities, suitable for multi-generational living for family members, guests or staff.

Inside, the house has undergone a comprehensive and meticulous remodelling and transformation, balancing architectural heritage with contemporary craftsmanship. The house was originally built as a hunting lodge in the early 1800s, and original details have been carefully preserved and complemented by modern comforts, including underfloor heating throughout the ground floor and house wide data cabling. Wide plank engineered oak flooring, locally sourced limestone and generous glazing combine to create interiors that feel both grounded and refined, with natural light flowing effortlessly through the principal spaces. Arrival is via an elegant porch finished in limestone, leading into a welcoming central hall. A discreet boot room and cloakroom are positioned to one side, while the main hall opens dramatically beneath a galleried rooflight flooding the hall with natural light year-round. A sweeping staircase rises through the space, forming a striking architectural feature and filling the centre of the home with daylight. At the heart of the house lies the bespoke kitchen — a sophisticated yet relaxed space designed for everyday living and entertaining alike. A large central island anchors the room, while views extend across three aspects, taking in the gardens, dining terrace and front elevation. Historic fanlights have been retained, subtly linking the space to the house's origins. A custom larder and separate utility room sit beyond. Adjoining the kitchen, a versatile playroom/TV enjoys excellent natural light and oak flooring, with access both from the kitchen and the main hall, allowing it to adapt easily to changing family needs. The principal reception rooms are arranged for both comfort and entertaining. The formal sitting room is centred around a Charnwood multi-fuel stove set within a stone surround, with impressive bay windows framing views across the terraced lawns. French doors open directly onto the gardens. A characterful study or music room adjoins the sitting room, enjoying dual aspects with original double doors connecting back to the dining room. The dining room itself is an impressive yet inviting space, finished with engineered oak flooring and opening onto the gardens via a further set of French doors. Internal double doors link it back to the main hall, completing a well-balanced and beautifully flowing suite of reception rooms ideal for both intimate gatherings and larger occasions. A cellar below provides valuable additional storage, particularly well-suited to wine.

Upstairs, the galleried landing is flooded with light and offers sufficient space for a library, reading area or informal play zone. There is a space here for a sixth bedroom which the current owners chose not to implement. The principal bedroom suite enjoys open views across the gardens and surrounding countryside. The ensuite bathroom is finished to a high standard, featuring a walk-through thermostatic shower, bath with preset depth controls, heated mirror and bespoke vanity unit. A separate dressing room completes the suite, also enjoying far-reaching views. Four further double bedrooms are arranged across the first floor, each generously proportioned and well positioned. Two stylish family bathrooms serve these rooms, both fitted with shower baths and refined finishes. Practical touches include a large airing cupboard and extensive linen storage. Altogether, the house presents as a fabulous country home, where historic character and modern living are seamlessly aligned.





The Coach House

Set within the grounds yet entirely independent, the coach house provides substantial secondary accommodation. Contemporary in feel but sympathetic in scale, it offers flexibility without compromise.

This is not your standard annexe. It is a 3 bedroomeed substantial property but subservient to the main house. The entrance hall leads into a generous open-plan kitchen, living and dining space with engineered oak flooring and considered design throughout. The kitchen is warm and welcoming, featuring wooden worktops, a central island, sink and Rayburn cooker, with doors opening directly onto a private terrace. A separate summer kitchen provides additional cooking and utility facilities, along with a ground-floor cloakroom. The living area is arranged around a Charnwood multi-fuel stove set within a stone surround, complemented by bespoke cabinetry and shelving. Windows to the front elevation overlook the grounds, creating a calm and comfortable atmosphere. Upstairs, the principal bedroom is light and well-proportioned, with built-in storage, a linen cupboard and an ensuite bathroom with skylight, heated towel rail, vanity unit and bath with handheld shower. A hidden reading room, accessed via a wardrobe style door, offers a unique retreat with elevated garden views. A second double bedroom with fitted wardrobes and shutters overlooks the front elevation, while a dual-aspect third bedroom or office enjoys views across the lawns and driveway. A separate shower room serves these rooms. Bespoke shutters throughout enhance the sense that this accommodation could be easily secured when not in use. Previous planning (now lapsed) has provided for a link between the main house and the Coach House.









The Grounds - The grounds extend to approximately 4.25 acres of landscaped parkland, thoughtfully arranged to provide both formality and seclusion.

A large double garage with electric roller shutters offers excellent storage, with a boarded upper level providing further potential development, subject to the necessary consents. An attached home office enjoys dual aspects and bespoke fitted storage. A well-maintained, club-size tennis court sits comfortably within the landscape, surrounded by lawns and a variety of mature specimen trees. The gardens are richly planted, with walnut, cobnut, sweet chestnut, apple, pear and cherry trees adding seasonal interest. At the far end a woodland style area with mains water offers scope for stabling and incorporates a secluded fire pit and outdoor kitchen, ideal for entertaining in a more informal setting. Closer to the house, terraced lawns and a former tennis lawn surround a substantial Indian stone terrace, centred on a striking Tree of Heaven. A green oak BBQ pavilion with fully equipped outdoor kitchen provides a superb space for summer gatherings. Additional features including a kennel and workshop which are discreetly positioned and enhance the overall practicality of the estate. This is a rare opportunity to acquire a country property of real substance, very private, beautifully considered and rich in character which offers an exceptional standard of living in a highly desirable setting.

Ketton House, Aldgate, Ketton

Approximate Gross Internal Area

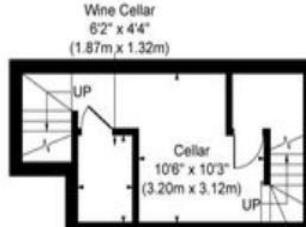
Main House = 480 sq.m/5167 sq.ft

The Coach House = 193 sq.m/2077 sq.ft

Outbuilding = 103 sq.m/1109 sq.ft

Garage = 41 sq.m/439 sq.ft

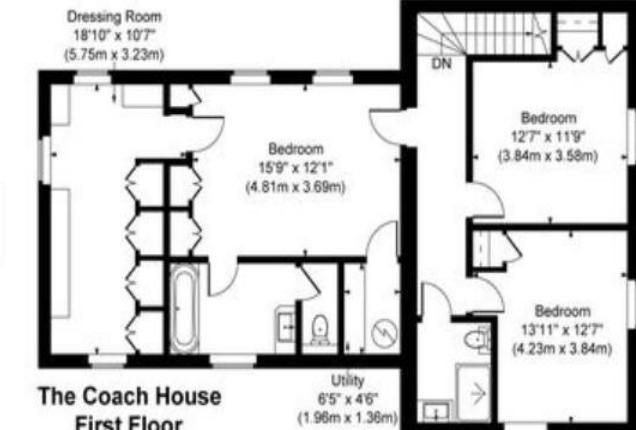
Total = 817 sq.m/8793 sq.ft



Cellar



The Coach House
Ground Floor



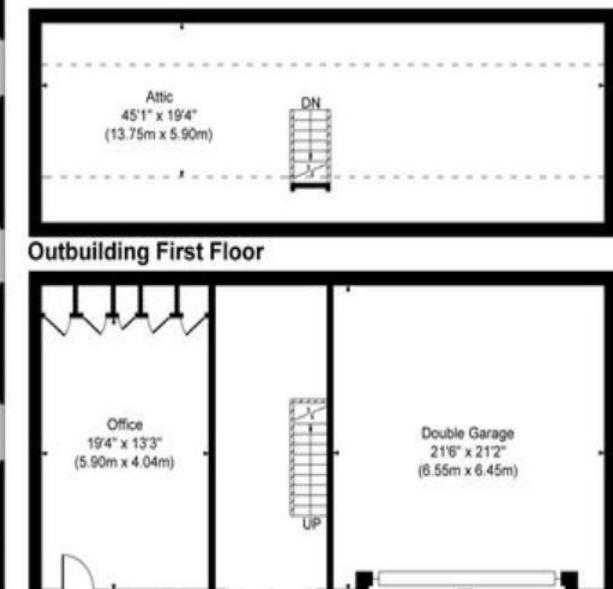
The Coach House
First Floor



Ground Floor



First Floor



Outbuilding Ground Floor

Outbuilding First Floor

Tenure: Freehold

EPC Rating: **B**

Council Tax Band: **G**

Local Authority: Rutland County Council

Further media: A full photo bank is available on request

Services:

Mains water; electricity, Gas and drainage are connected. Gas central heating in Ketton House, Oil central heating in The Coach House. Ketton House is fully provisioned with hard wire CAT 6 cabling to multiple points in most rooms. The underfloor heating system and manifolds are controlled by a Heatmiser system.

None of the services have been tested by the agents.

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