



# HUNTERS MANOR

WELDON



Handsome and historic, a heritage home made for modern living, discover Grade II listed Hunters Manor on Chapel Road, Weldon.

## CLASSIC HOME - CONTEMPORARY LIFESTYLE

Retaining all its late 18th century Collyweston slate and stone character, yet with contemporary comforts woven throughout, Hunters Manor is perfectly poised for all the nearby amenities whilst also perched on the periphery of the countryside.

## A WARM WELCOME

Step inside through the period front door and into the bright and inviting welcome of the reception hall. Tiled underfoot in grey, an imposing, decorative limestone fireplace adds a rustic feel, warmed by candlelight against the fresh white of the surrounding walls. Window seats to the front and rear offer places to pause when removing shoes or greeting guests – a motif seen throughout many of the rooms.





## MODERN KITCHEN DINING

Warmed by the comfort of underfloor heating, the recently refurbished large and light kitchen, set beneath a high vaulted ceiling with characterful exposed beams above, is a refreshingly modern space. Timeless cabinetry forms the heart of the space to the left, where a large central island also serves as a breakfast bar for all the family. Positioning the chef sociably looking out to both diners and the garden, to the opposite side of

the island, the kitchen opens up into a contemporary dining-living space where bifolding doors to two sides offer a seamless connection to the outdoors and terrace for al fresco dining. Furnished with all the essential appliances, this room is made for modern family living, also featuring a separate laundry room with walk-in pantry. Beneath the home, a cellar also serves as the plant room, housing the boiler.



## LEISURE AND LIGHT

Work out in the home gym, warmed by underfloor heating, with characterful exposed stone, and positioned beside the downstairs wet-room, offering the flexibility to serve equally well as an accessible ground-floor bedroom if required.

## RELAX AND UNWIND

Versatility lies at the heart of this home, with large, light filled rooms spaciouly proportioned to allow for flexibility of use. Revealed beams and stonework, deepset windows and an inglenook fire with log burner marry harmoniously to create a cosy atmosphere in the formal sitting room.

Perfect for busy families, adjacent to here lies the large boot room and laundry, with double Belfast sink and a door out to the garden, ideal when returning from muddy countryside walks.

The final reception room – drenched in light from windows to the front and side - is currently used as home office and could also make a wonderful family snug or playroom.





## BEDTIME BECKONS

Upstairs on the first floor, the principal suite faces the front of the home, basking in sunlight throughout the day through two large windows. An ornamental fireplace nestles within the exposed stone wall opposite the double bed, while within the en suite, there is ample space for a roll top, clawfoot bathtub and separate, white metro tiled walk-in shower.

A second en suite double bedroom features a built-in wardrobe with window seats to the front, whilst to the rear of the home is a uniquely characterful bedroom with exposed beams tracing its double height ceiling, and an exposed stone chimney breast reaching up above the head of the double bed, with built-in wardrobes and another modern en suite shower room.





Behind a door a second staircase leads up to the top floor, where a further two double bedrooms sit saturated in light beneath the eaves, served by a bathroom containing bathtub with overhead shower.



An idyllic balance of country living, city connectivity, traditional character and contemporary comfort, Hunters Manor is a peaceful, private and spacious home offering great versatility for modern family living.





## INDOOR-OUTDOOR LIVING

Gated to the sides, a paved pathway and terrace runs around the periphery of the home. Perfectly private, mature conifers provide shelter and screening to the boundary whilst the large lawn is divided into different areas with fencing; handy for pet owners or those with smaller children.

A haven for birds and wildlife, nestled over a third of an acre, soak up the sunshine and sound of birdsong, or relax and unwind with a glass of wine during family barbecues on the terrace area outside the kitchen-family room.

With plenty of parking available off the private, electric gated driveway, Hunters Manor feels pleasingly safe and secure for a home of such impressive stature. With a detached double garage and separate shed behind, storage is also in plentiful supply.

# THE FINER DETAILS

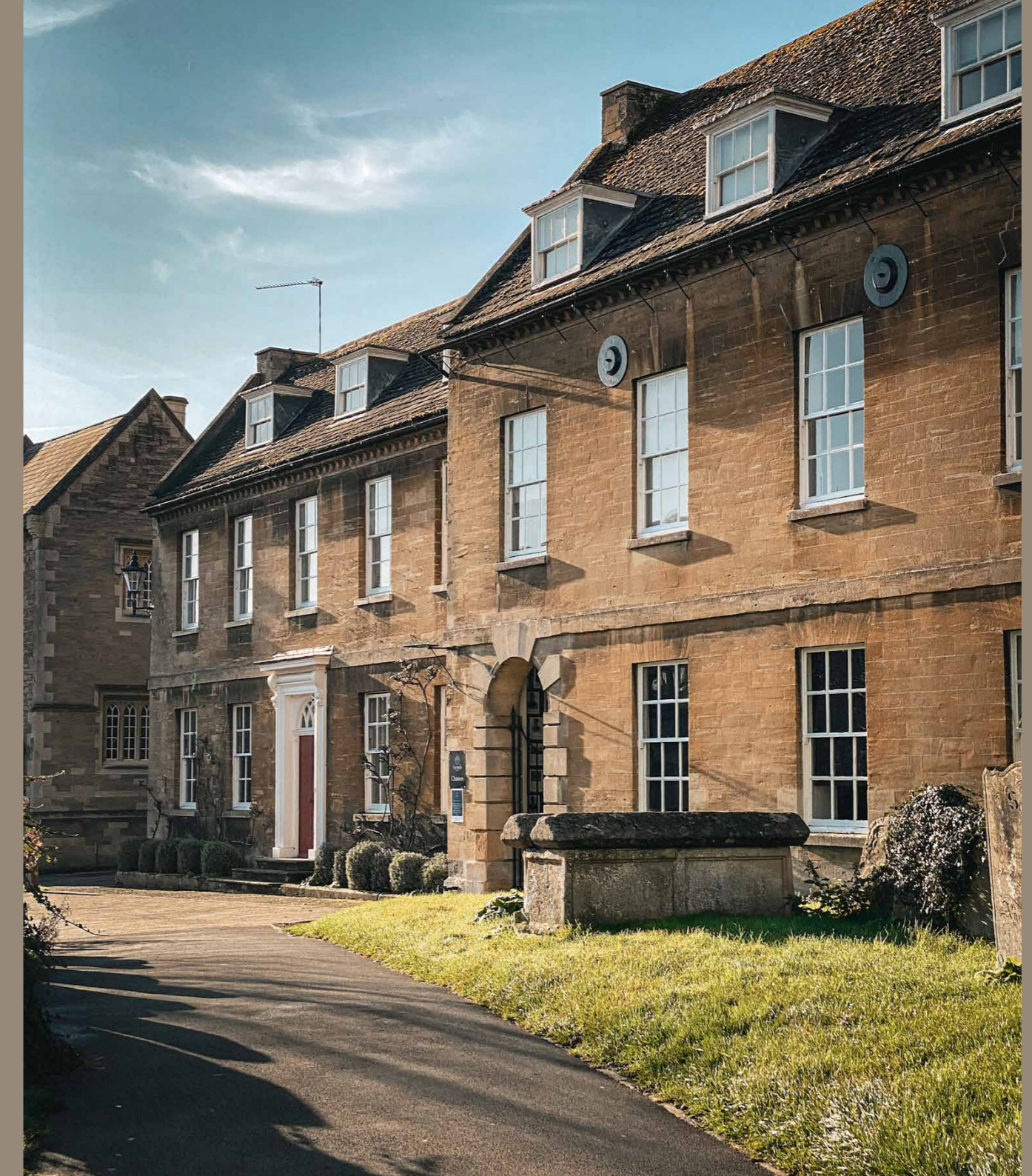
- Freehold
- Detached
- Late 18th century
- Grade II listed
- Conservation area
- Plot approx. 0.35 acre
- Gas central heating
- Mains electricity, water and sewage
- North Northamptonshire Council, tax band G
- EPC rating F



Cellar: approx. 23 sq. metres (247.9 sq. feet)  
 Ground Floor: approx. 221.1 sq. metres (2,380 sq. feet)  
 First Floor: approx. 93.6 sq. metres (1,007.7 sq. feet)  
 Second Floor: approx. 39.9 sq. metres (429.3 sq. feet)  
 Total Home: approx. 377.7 sq. metres (4,065 sq. feet)  
 Garages: approx. 34 sq. metres (366.5 sq. feet)



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# NEAR AND FAR

Weldon offers an appealing blend of old village character and everyday convenience, with an active parish community centred around the village hall and St Mary's Church, alongside a primary school. Just beyond, Priors Hall Park adds useful day-to-day amenities close at hand, including a Sainsbury's Local, pharmacy, dental practice, café and takeaway options, making life here feel both well connected and easy to manage.

Further afield, Corby provides wider shopping, leisure and services, while nearby market towns and the Rutland countryside broaden the lifestyle appeal. Families are well placed for schooling, with Weldon C of E Primary in the village, state secondary options including Corby Business Academy nearby, and respected independent schools within comfortable reach such as Oundle, Stamford, Oakham and Uppingham.

For commuters, Weldon sits close to the A43, benefits from local bus connections, and is handy for Corby Railway Station, where East Midlands Railway runs up to two services per hour to London St Pancras, with fastest journey times from around 1 hour 8 minutes.

# LOCAL DISTANCES

- Corby 3 miles (5 minutes)
- Oundle 8 miles (15 minutes)
- Kettering 10 miles (16 minutes)
- Uppingham 11 miles (22 minutes)
- Stamford 14 miles (23 minutes)
- Oakham 17 miles (29 minutes)
- Peterborough 22 miles (33 minutes)



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