



Beautifully converted and tastefully presented

The Old Congregational Church, West Street, Kings Cliffe, Peterborough PE8 6XB

Freehold





Octagonal reception hallway • Four reception rooms
Kitchen/breakfast room • Principal bedroom suite
En suite guest bedroom • Three further bedrooms
Driveway • Enclosed landscaped garden

Situation

Kings Cliffe is a well serviced village with a church, shop, post office, bakery, doctor's surgery and a public house. There are many footpaths and bridleways linking to Fineshade Wood, Apethorpe and Blatherwycke Estates, making it a great position for access to the countryside. The area is renowned for its schools with the well-regarded Kings Cliffe Endowed School in the village and schools in Uppingham, Oakham, Oundle, Peterborough and the Stamford Endowed Schools nearby.

The historic market towns of Oundle and Stamford (both about eight miles equidistant) offer weekly markets and fortnightly farmers' markets as well as a good range of shops and services. The City of Peterborough lies some 13 miles west, from which there are mainline commuter rail connections to London Kings Cross from 50 minutes and to the north, as well as between London Stansted and Birmingham New Street. The road network is also well connected with the A14 dual carriageway to the south and the A1 dual carriageway to the east.

About The Old

Congregational Church

Grade II listed and dating from 1846, the striking former Congregational church and its adjoining school room is constructed with limestone elevations with a pedimented frontage. Initially converted into a residential dwelling in 1989, the property has been tastefully and comprehensively renovated and extended by the current owners. The work has included reconfiguring, re-plumbing and partially rewiring, and is presented as a standout village home.

The front door and vestibule opens into an impressive limestone floored atrium lit octagonal reception hallway in the core of the house, off which the four solid wood floored reception rooms play. The dining room and connecting drawing rooms are particularly impressive, within the former school room, with stone fireplace and vaulted beams. The house has an elegant feel and a layout to entertain.



The kitchen and principal bedroom suite beyond, were created by 2013 and 2017 extensions. They are highly impressive and have both conventional central heating and air conditioning. The 24' kitchen has a bank of bi-folding doors to the garden and a bespoke suite by Theodore Ross of Oakham with ample storage and high-end integrated appliances. The principal bedroom suite is entered through a stone antechamber, with a spacious bedroom, from which French doors open to the garden, dressing room and opulent full suite en suite.

The octagonal first floor landing accesses the four further bedrooms. All are doubles and each has its own distinct feel. Bedroom two has an en suite shower room, whilst the family bathroom and ground floor family shower room service the remaining three bedrooms.

The driveway is located immediately to the east side of the building, and links to the garden. A York stone terrace adjoins the property, with artificial turfed lawns flanked by deep and well-stocked flowering lavender, flowering and shrub borders between which gravel pathways lead. The delightful garden is designed to resemble a quintessential 'English country garden', focussing on seasonal colours and aromas.

Services

Mains gas, electricity, water and drainage. Mains gas central heating.

Local authority

East Northamptonshire Council. Tel: 01832 742000. Council Tax band F.

Energy Performance (EPC)

Exempt

Viewing

Savills Stamford Office
T 01780 484696

Date of Photography & Particulars

June and August 2019.





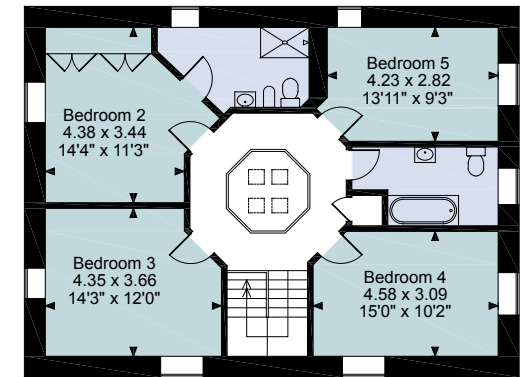
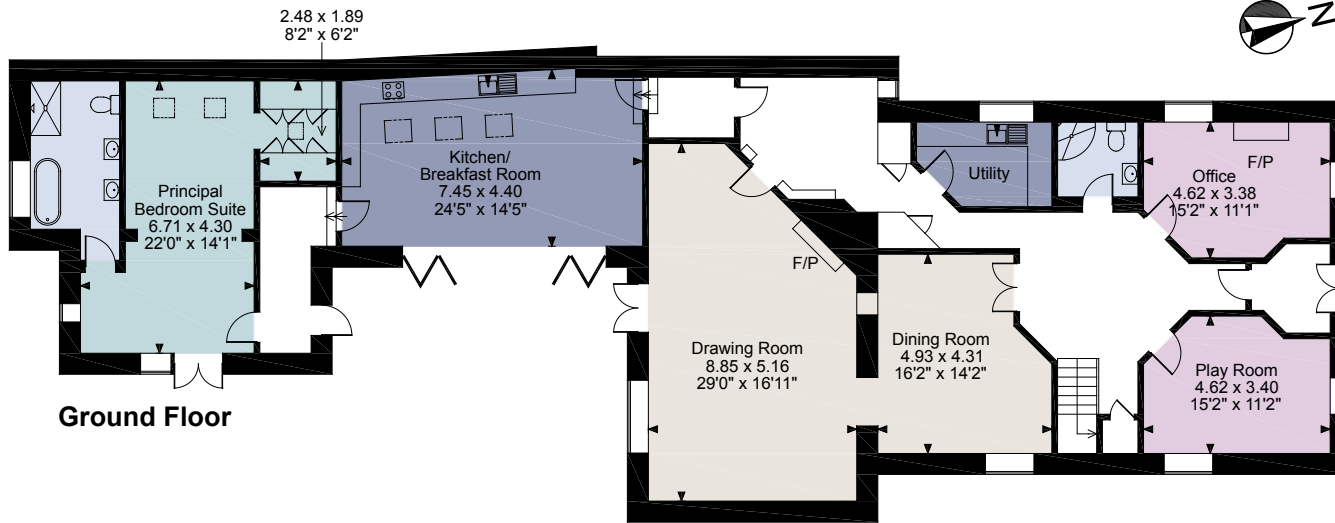
The Old Congregational Church, West Street, Kings Cliffe, Peterborough PE8 6XB
Main House = 3,392 sq ft / 315 sq m



savills

savills.co.uk

James Abbott
Savills Stamford
01780 484 696
jabbott@savills.com



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8392845/AGI

For identification only. Not to scale. © 220819JA

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

