



# A village manor house offering a wealth of charm

**Etton Manor, Main Road, Etton, Peterborough, Cambridgeshire, PE6 7DA**

Freehold

**savills**

Reception hall • Studio/Drawing room • Sitting room  
Family/Dining room • Kitchen/breakfast room • Half cellar  
Utility room • Two en suite bedrooms • Two further  
bedrooms • Shower room • Family Bathroom • Study  
Games room/office and large storage attic rooms  
Gravelled courtyard • Open fronted barn providing  
covered parking • Workshop • Two stables • Attractive  
gardens

#### Local Information

Etton is a small village situated approximately six and a half miles north of Peterborough and eight miles east of Stamford. The village has a public house/restaurant and a church. The nearby village of Helpston has more everyday facilities including a shop/post office, garden centre and primary school. Market Deeping and nearby Stamford are delightful market towns with a good range of facilities and schools. Peterborough to the south offers a comprehensive range of recreational, educational and shopping facilities, together with a high speed rail link to London King's Cross with a publicised journey time of approximately 49 minutes

#### About Etton Manor

Etton Manor is a magnificent Grade II\* listed country home situated opposite the church, on the edge of the village of Etton. Thought to date back to the 16th century, the house is of stone construction under a pantile roof. There is a wealth of period features including beamed ceilings, inglenook fireplaces, stone mullion windows and a fine 17th century dog-leg staircase with moulded balusters which leads to the upper floors. The large attic rooms offer excellent storage and have potential for further conversion to provide additional accommodation. (subject to receiving the relevant consents).

#### Outside

The property is complemented by attractive and enclosed gardens with the overall plot measuring about 0.3 of an acre. A large gravel forecourt to the north of the property provides a hard standing for a number of vehicles in front of an open fronted barn. Adjoining the barns and stables there is a good sized workshop. The garden extends to the south and east of the property and is attractively landscaped and set around well maintained shaped lawns. In the southern end of the garden there is a covered pergola, with hot tub, which forms an ideal entertaining area with an open-fronted aspect to the west towards the village church. Beyond the garden to the rear there is open farmland.

**Services:** Mains electricity, water and drainage. Oil fired central heating

**Local Authority:** Peterborough City Council.  
Council Tax band G

**Energy Performance:** Exempt

**Viewings:** Strictly by appointment with Savills

**Date of Photography** February 2018

**Date of Particulars:** January 2020





**Etton Manor, Main Road Etton, Peterborough**

**Main House** 420 sq m/4523 sq ft

**Carpport and Storage** 79 sq m/855 sq ft

**Stables** 26 sq m/282 sq ft

**Out House** 9 sq m/92 sq ft

**Total** 534 sq m/5752 sq ft

**James Eastaway**

Savills Stamford

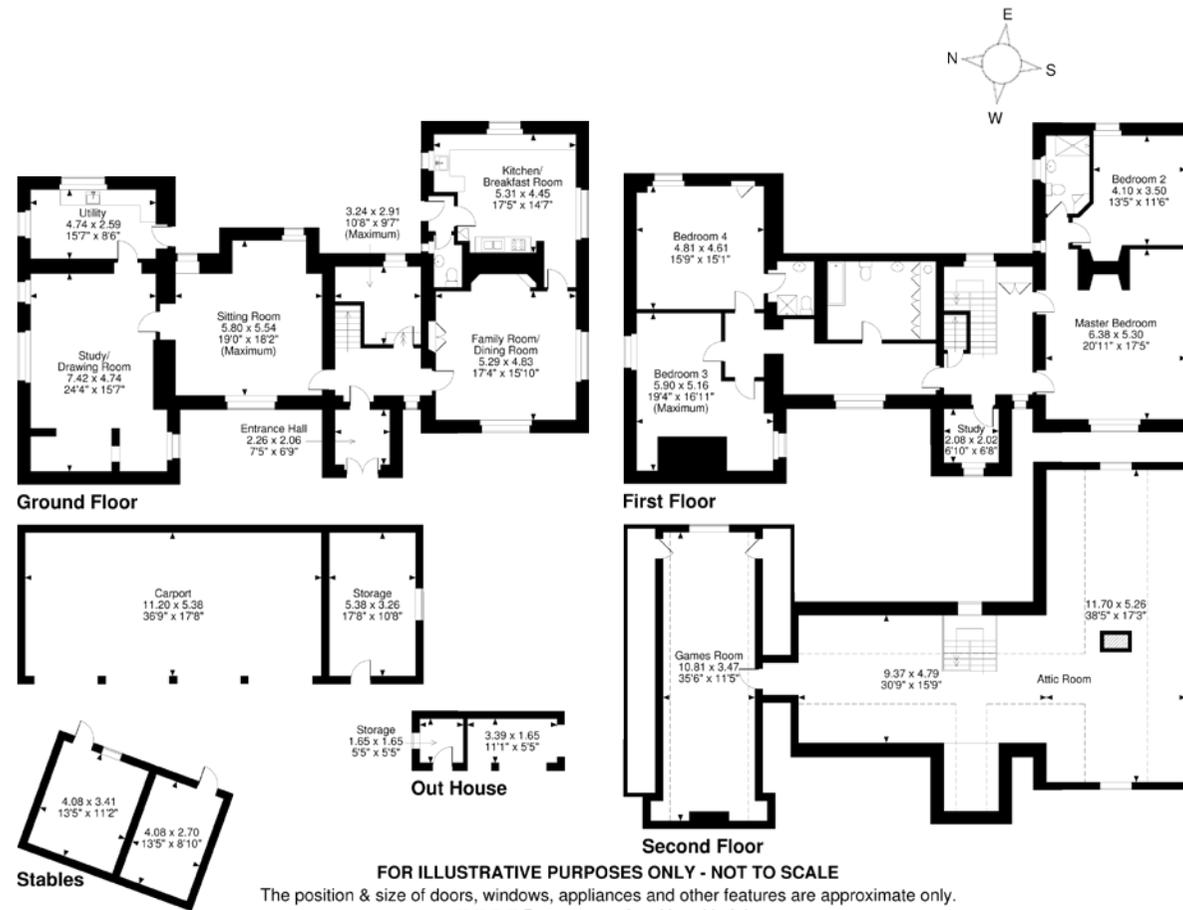
**01780 484 696**

stamford@savills.com



savills

savills.co.uk



© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8326010/MSZ

For identification only. Not to scale. © 200121HL

**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.

