



A village manor house offering a wealth of charm

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

Freehold

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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

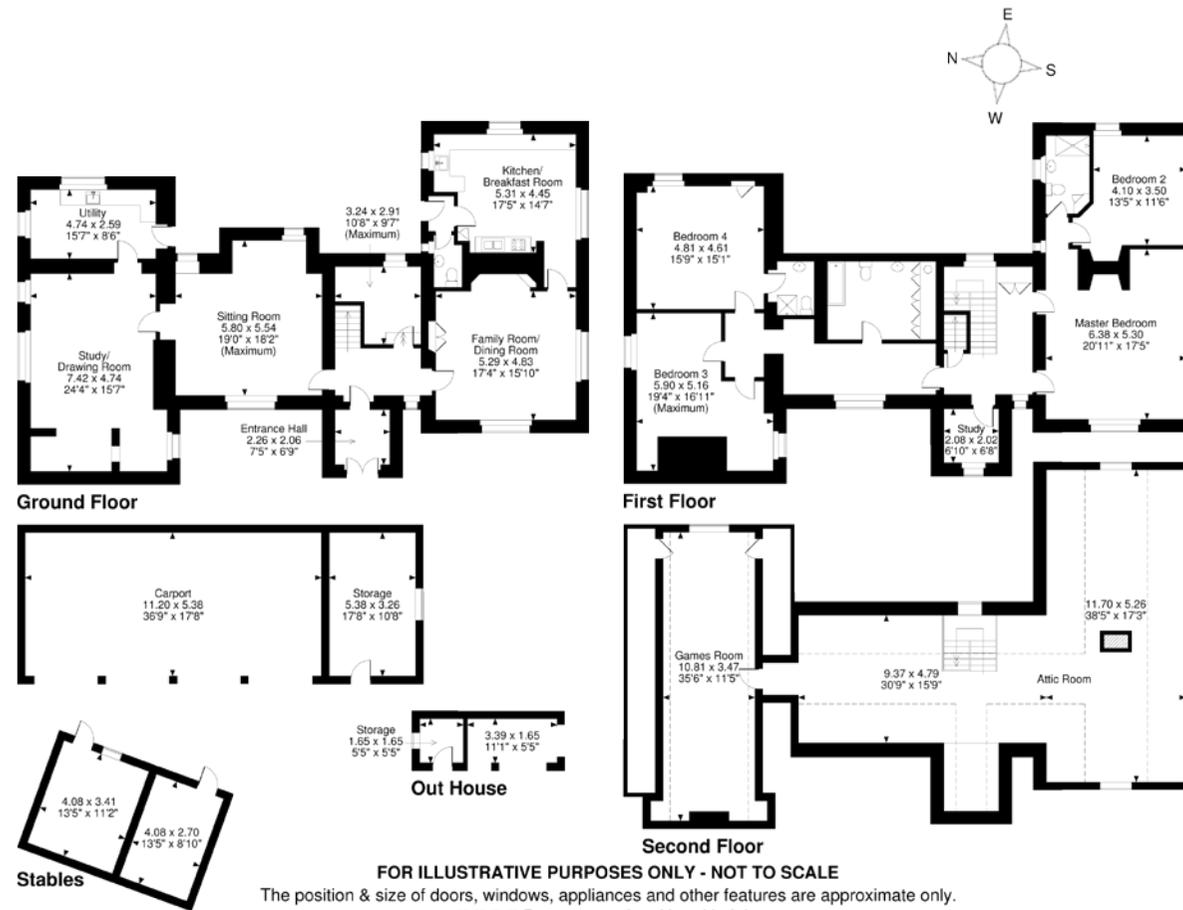
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