A STRIKING AND UNLISTED DETACHED BRICK AND COLLYWESTON PROPERTY WITH ADJOINING ANNEX AND DETACHED COTTAGE, WITHIN AROUND 5.1 ACRES OF MATURE AND BEAUTIFUL GARDENS

THE HILL HOUSE, MILL LANE, CASTOR, PETERBOROUGH, CAMBRIDGESHIRE, PE5 7BS
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Hill House:
- Reception hallway
- Drawing room
- Dining room
- Study
- Loggia
- Kitchen
- Breakfast room
- Principal bedroom with dressing room & en suite
- Four further bedrooms
- Family bathroom
- Family shower room

The Annex:
- Sitting room
- Kitchen
- Utility
- Three first floor bedrooms
- Bathroom

The Bothy:
- Entrance hall
- Sitting room
- Kitchen
- Bedroom
- Bathroom

Oversized garaging • Beautiful private & landscaped gardens

In all about 5.1 acres

MILEAGE
- Peterborough Railway Station 5 miles (Services to London Kings Cross & Cambridge from 49 minutes)
- Stamford 9 miles
- Oundle 13 miles
- Uppingham 18 miles
- Oakham 21 miles
- Cambridge 38 miles

THE PROPERTY
- Dating from 1932 and occupying a fabulous and private south facing setting, The Hill House has been within the seller’s family for two generations, since the 1950s. Positioned within over 5 acres of beautiful gardens and approached along a sweeping driveway, the property offers a versatile mix of unlisted accommodation in a private, yet accessible setting outside the village’s Conservation Area.
- A substantial and attractive brick and stone mullioned property under Colleyweston slate, The Hill House offers spacious accommodation over two floors comprising three formal reception rooms and five bedrooms.
served by three bath or shower rooms. With 10’ high ceilings, large windows which frame beautiful views of the gardens from all over the house, along with oak floors and other features, the house has a lovely feel. **The Annex** is currently used as an office wing and requires refurbishment, but was originally a connected but self-contained three bedroom cottage. It adjoins both the main house and the oversized garaging, which has housed up to six of the seller’s cars in the past.

Together, the main house and annex offer almost 6,000 square feet of existing accommodation, according to the floorplan. However, Planning is currently pending with Peterborough City Council (ref. 18/02105/HHFUL) to extend and enhance the existing house, with two south facing single storey atrium glazed extensions for a kitchen and a sun room, the conversion of the attic to create three additional ensuite bedrooms, and the erection of a separate detached garage block to complement the existing garaging.

In addition to the above, a short distance to the east of the house, **The Bothy**, which was constructed in 1994 for a relative, comprises a well-presented detached single storey cottage, which has most recently been let to tenants on an Assured Shorthold Tenancy. Now vacant, The Bothy has an attractive south facing garden and is ideal for relatives, guests or ancillary purposes.

**Situation**

The Hill House sits in an elevated position on Loves Hill on the edge of the village of Castor, just 5 miles from the centre of the Cathedral City of Peterborough.

With a rich history and Roman origins, Castor was the site of a Chanel 4 TV Time Team excavation in 2011. The village supports a shop, public house and primary school, whilst it is also close to Peterborough Golf Club. Peterborough itself provides a comprehensive range of retail and sports facilities, as well as East Coast Mainline commuter links to London and to Cambridge.

Along with its very good commuter rail and road links to London and Cambridge, among other employment centres, the area is spoilt for choice with excellent state and private schooling. The market towns of Stamford, Oundle, Uppingham and Oakham each have renowned private schools, and The Peterborough School in the city itself, are just some of the well-known educational establishments within an 20 mile radius.

**Outside**

The gardens are a particular feature of The Hill House. With formal lawns to the north and south of the houses, the gardens have a high degree of privacy afforded by an array of fabulous mixed species deciduous and specimen species trees.

The formal gardens are delightful and, to the south of the house, the lawn blends into informal mixed species woodland gardens with mown pathways that meander through birch, beech and fruit species trees to the southern boundary, passing various glades and ponds, around which are fragrant spring and summer plants and roses.
The gardens extend to 5.1 acres, or thereabouts, in total with far-reaching views from the southern boundary over undulating farmland. Please note that there is an inherited Restrictive Title Covenant in favour of the Milton Estates precluding development or additional dwellings without prior consent.

**General Information**

**Tenure**
The property is for sale by private treaty with freehold tenure and vacant possession available on completion.

**Services**
Mains 3-phase electricity, water and drainage are connected. Oil fired central heating.

**Local Authority**
Peterborough City Council. Tel 01733 747474. Hill House Council Tax Band: H; The Bothy band: A.

**Fixtures and Fittings**
All curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

**Energy Performance**
Hill House: F; The Bothy: E
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**
All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696

Date of Photography: October 2018
Date of Particulars: January 2019
The Hill House, Mill Lane, Castor, PE5 7BS

Main House - Approx Gross Internal Floor Area = 347 Sq/m - 3735 Sq/ft
The Bothy - Approx Gross Internal Floor Area = 82 Sq/m - 883 Sq/ft
Housekeeper’s Cottage - Approx Gross Internal Floor Area = 86 Sq/m - 926 Sq/ft
Garage & Boiler Room - Approx Gross Internal Floor Area = 72 Sq/m - 775 Sq/ft
Total Approx Gross Internal Floor Area = 587 Sq/m - 6318 Sq/ft

For Identification Purposes Only - Not To Scale

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