



DUDDINGTON MANOR

DUDDINGTON · STAMFORD





DUDDINGTON MANOR & FURTHER LOTS

DUDDINGTON • STAMFORD

A1 3.9 miles • Stamford 4.8 miles • Peterborough 14 miles • London 90 miles
(Trains from Peterborough to London Kings Cross from 45 minutes)
(Distances and time approximate)

A significant Grade II Manor House with river frontage

LOTS

Lot 1 – Duddington Manor – An 8 bedroom Grade II Listed Manor house with extensive outbuildings and formal gardens overlooking the River Welland.

Lot 2 – Coach House and adjoining paddock with potential for development

Lot 3 – The Old Post Office

Lot 4 – Traditional stone farm buildings with planning for conversion to 2 dwellings

Lot 5 – 18th Century stone field barn and pasture with the potential for conversion

Lot 6 – 5.15 acre paddock adjoining Lots 1 & 5, river frontage



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

A Brief History of the Estate

The Duddington Estate dates from 1598 when Nicholas Jackson first took a lease of various properties within the village later acquiring the freeholds. The estate passed to Thomas Jackson Esq in 1691 who acquired further land within the parish. In 1798 his grandson, also Thomas Jackson, acquired the manorial rights from Lord Exeter. During the mid 19th Century the family invested their wealth from their fenland estates back into the village buildings and particularly the development of the manor house at Duddington. After 400 years the estate is now being sold as the family reside outside of England.

Situation



Duddington village is situated approximately 5 miles from the A1, 6 miles south of the Georgian conservation town of Stamford.



Stamford has a wide range of shops, bars, restaurants and several supermarkets.



Peterborough station, approximately 14 miles away provides a direct rail link to London Kings Cross from 50 minutes.



There are excellent schools within easy reach including: Oakham, Uppingham, Oundle, the Stamford Schools as well as a number of state schools.



Rutland Water, renowned for its sailing, windsurfing, trout fishing, several miles of scenic cycle tracks and has Hambleton Hall Hotel at its centre.



There are several outstanding golf courses within a 10 mile radius, the oldest and most distinguished being Luffenham Heath Golf Club.



Hunting is with the Cottesmore.



South and west elevation



East elevation



Front gate



The Hall



Sitting room

LOT 1

THE MANOR HOUSE - (2.63 Acres)

The origin of a property on the site dates back to the 16th Century, but the current house shows a date stone of 1633 on its earliest wing. It was later remodelled by Hugh Jackson to provide larger, better lit rooms and a range of substantial outbuildings. Duddington Manor is built of stone under a Collyweston stone slate roof and is set above the River Welland overlooking the Welland valley. The house is concealed behind a high stone wall to the south and east and behind an extensive range of outbuildings forming the northern boundary.

Wrought iron gates open to fanned steps that lead down to a terrace and front door of the house which opens to a wide **hall** with panelled walls, stone floors and fireplaces at both ends. Double oak doors open into a grand double

height Victorian **dining hall** with full height leaded windows, panelled walls, cross timbered ceilings, herringboned oak parquet flooring and a substantial central stone fire place. From the hall is a central hallway that leads to the **sitting room** and **study** and is lit from cast iron borrow lights set into the ceiling. The sitting room at the end of the corridor has an attractive coved ceiling with large sash windows and French doors that open onto the terrace enjoying views over the gardens and surrounding countryside (NB. There is a curved ceiling above the cove ceiling). Off the central corridor is the study with oak parquet flooring, sash windows and French doors that also lead out to the terrace and gardens. Steps from the main hall lead to the former staff wing, which was remodelled in 2007 to provide a new doorway and south facing windows over the garden. The wing consists of a

Kitchen/Breakfast room, snug, utility room, pantry, cold store, and drying room. A door from the kitchen leads to the **wine cellars**. The kitchen has been recently refurbished and has stairs to the first floor and external doors to a stone porch to the kitchen terrace.

The bedroom accommodation is reached via a staircase from the hall leading to a central landing. The first floor consists of **Master bedroom suite, guest bedroom suite and 4 principle bedrooms** served by **2 family bathrooms**. The master suite has beautiful curved ceilings and views over the gardens and wider countryside. From the main stairs a small panelled door opens to stairs to the 2nd floor and give access to **2 further bedrooms** and **family bathroom**.



Study



Kitchen



Bedroom



Bathroom



Dining hall

The Manor - Outbuildings

The Estate Office is opposite the front door of the house and opens to an office with an open fireplace & sash windows. Under this is a wood chopping store and Apple Loft. A pillared opening and steps lead down to the kitchen terrace and lawns with a service door to the street and a range of outbuildings.

Opposite the kitchen is the 'Carvery' which is another late Victorian /Edwardian entertaining hall with large carved stone fireplace and leaded windows. Under the Carvery is a recessed porch leading to the old meat safe, garage, and store.

A high stoned doorway leads to a side yard with dog kennels and Garden store which in turn leads to a gated rear drive, the Gardeners Bothy and the Boat Yard.



The Carvery



Boat House



Estate Office



The Carvery



West elevation

Gardens

Wide Gravelled paths on all sides of the Manor lead to the main lawns and borders of the garden with a stone stepped terrace to; the river lawn, the bathing seat and the Boat house. To the south and along the river bank is the Tree and Spring Walk leading to the Old Tennis court (now pasture). The Victorian summerhouse sits against the south wall looking back over the cedared lawns. The Gardens are exceptionally private and manageable.

Notes - Lot 1:

1. The purchaser is required to fence or wall the old tennis court from the south paddocks.
2. Riparian rights will pass with the sale along the western river boundary.

DUDDINGTON MANOR

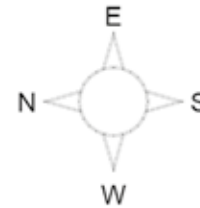
Approximate Gross Internal Floor Area

Manor House Duddington = 7,793 sq ft/724 sq m

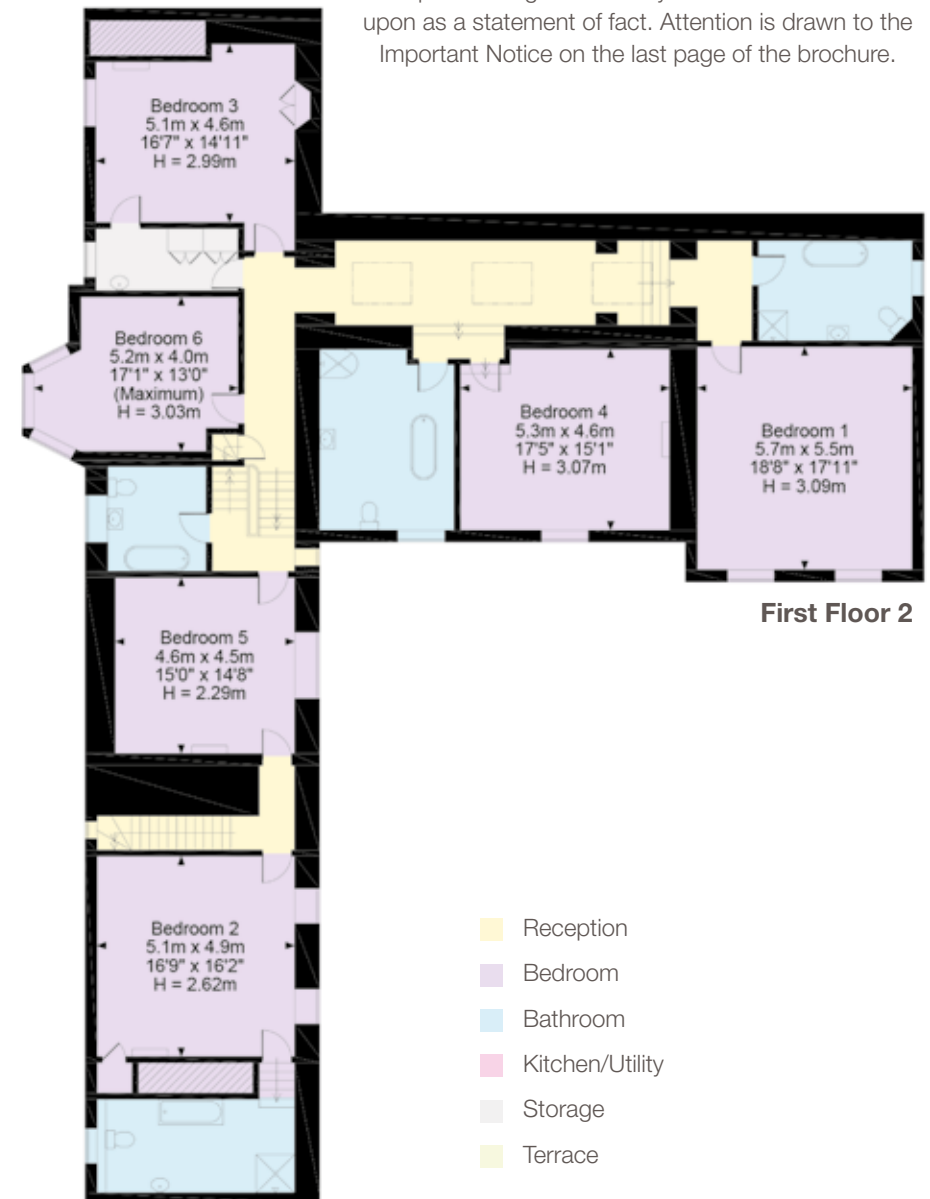
Carvery Undercroft, The Carvery, Stores & Estate Office = 2,856 sq ft/265 sq m

Boat & Summer House = 488 sq ft/45 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.

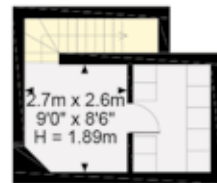


Ground Floor 2



First Floor 2

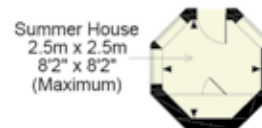
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



Cellar 2



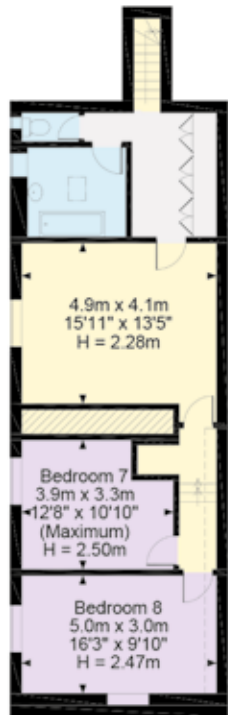
The Kennels



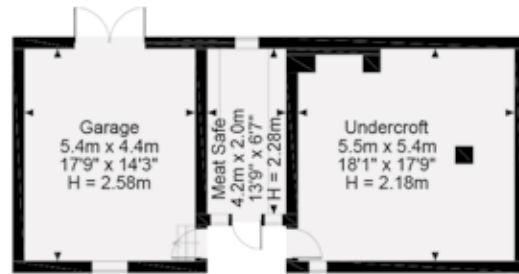
Summer House
2.5m x 2.5m
8'2" x 8'2"
(Maximum)



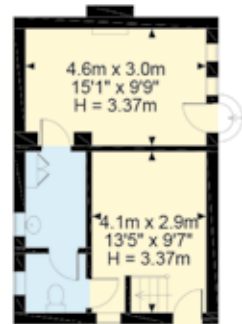
Garden Store



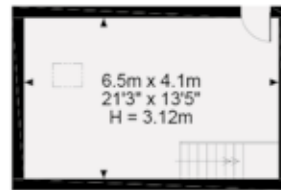
Second Floor 2



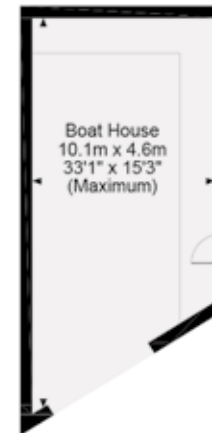
Carvery Undercroft



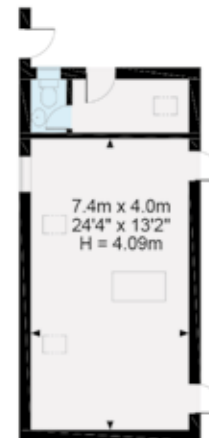
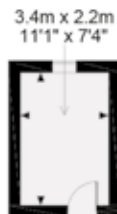
Estate Office



Apple Loft



The Carvery



Fuel Stores

The Hall



LOT 2

THE COACH HOUSE (1.49 Acres)

On the east side of the village lane and approached through a pillared gateway are the south facing Stables and Coach House which formerly served the Manor. The building internally was built with a tack room separating the stables and coach houses. Upstairs are the food stores and feed bins with south facing dormers. Opposite is the old pump house (now garaging).

A paddock adjoins the Coach House buildings and rises to the east. The paddock is walled and fenced and a line of lime trees leads up to the old ice house in the south east corner.

Notes - Lot 2:

1. All boundaries go with this Lot, and the former gateway at the top is to be fenced.
2. No buildings or structures will be built other than within the Coach house and pump house enclosure.



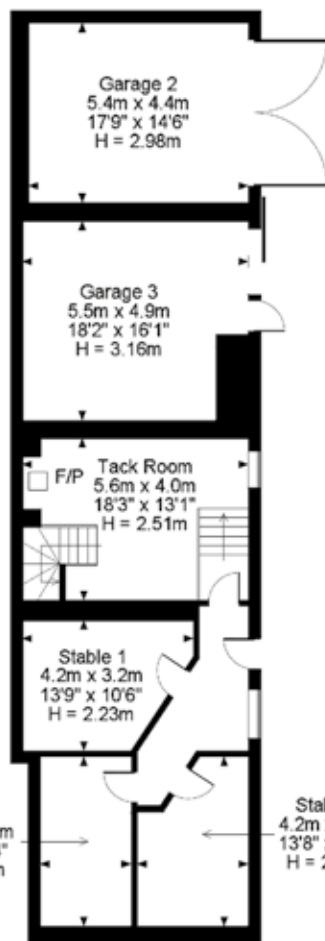
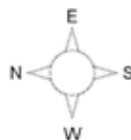
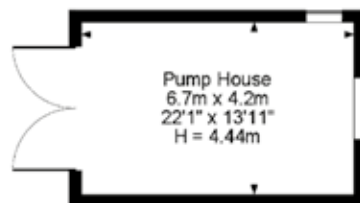
THE COACH HOUSE

Approximate Gross Internal Floor Area

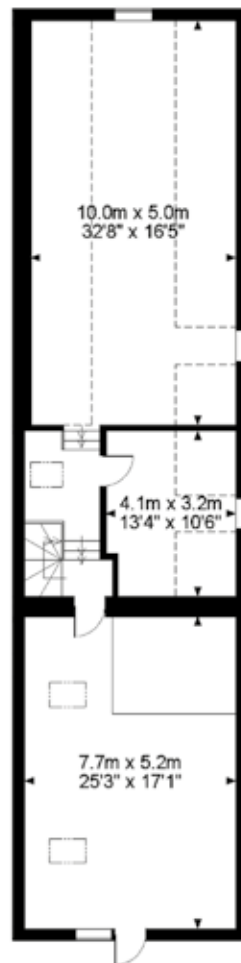
Coach House: 1,561 sq ft / 145 sq m

Garages: 864 sq ft / 80 sq m

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Ground Floor



First Floor





LOT 3

THE OLD POST OFFICE

The Old Post Office was built by the Duddington estate during the 19th century as a model estate post office with adjoining cottage. The old Post Office was refurbished in 1990 to create a more formal cottage with 2 double bedrooms and a family bathroom. The Post Office is built of fine course stone under a welsh slate roof. Oil fired central heating.

The cottage is set some 4ft above the road with a small front garden, rear terrace and garden with a single garage

A vehicular right of way over the estate road shared with school cottage (behind) will be given subject to a 50% contribution to repairs. All existing rights for services will be granted.

Notes - Lot 3:

1. Access will be granted over the estate road subject to 50% contribution to its upkeep
2. Rights will be granted for all existing services over the estate road

THE OLD POST OFFICE

Approximate Gross Internal Floor Area

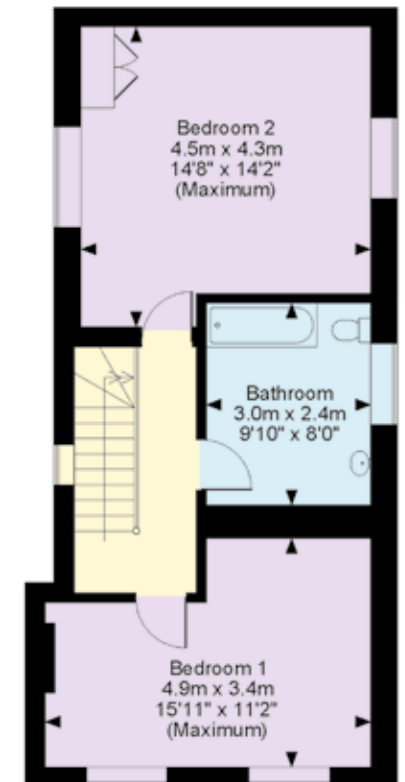
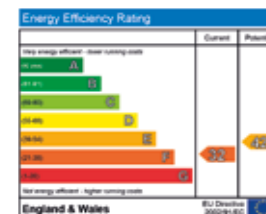
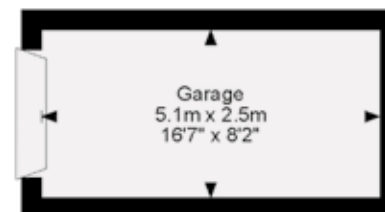
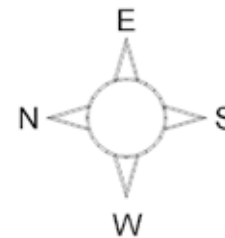
Old Post Office: 1,374 sq ft / 127 sq m
 Old Post Office Garage: 136 sq ft / 13 sq m
 Total: 1,510 sq ft / 140 sq m

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Ground Floor



First Floor



LOT 4

HOME FARM BUILDINGS – (0.73 acres)

Set in the centre of the village is a range of Grade II Listed buildings that have been granted consent for conversion to two residential dwellings.

Planning Permission for 2 dwellings EN /00717/FUL EN/11/00718/ LBC decision date 9th August 2011

The fine coursed masonry internally and externally is of exceptional quality. The site consists of:

- Tithe barn constructed of double skinned fine coursed stone work under Collyweston stone slate roof, and was converted in the 1980s to provide an auger top feed grain store with internal bins.
- Dovecote under a Collyweston stone tiled roofed with a pyramidal roof providing some 96 stone and lime encased nesting boxes.

- An L shaped range of Stone single storey farm buildings under Collyweston stone slated roofs consisting of open faced cart hovels, the west face being currently enclosed by a clear span steel framed building.

Notes - Lot 4

The purchaser :-

1. Is to fence the short length of south west boundary in post and rail
2. Is Not to erect any structures on the west and north open areas
3. Is Not to have any openings on the north elevations of any of the outer facing walls
4. The development is restricted to 2 dwellings and all alterations are to be approved



Dovecote

LOT 5

ROYAL OAK BARN - (1.09 acres)

Set with a south facing aspect the 18th century stone Field Barn with open bays is built under a Collyweston stone slate roof. The building has a loft, pen and stone arched cold store. The barn has an enclosure behind and south facing pasture that runs up to the village lane.

This lot is for sale without planning permission.

The estate will restrict use to agriculture or to development of a single residence either on the village lane frontage or with owl barn such drawings to be approved.

Notes - Lot 5

1. The purchaser is to fence with post and 4 rail the identified boundaries.
2. No structures are to be erected upon the land.

LOT 6

ROYAL OAK PADDOCK - (5.15 Acres)

Lot 5 is a 5.15 acre permanent pasture paddock with riparian rights along its western boundary. This Lot adjoins Lots 1 & 5.

Notes - Lot 6:

The purchaser will:

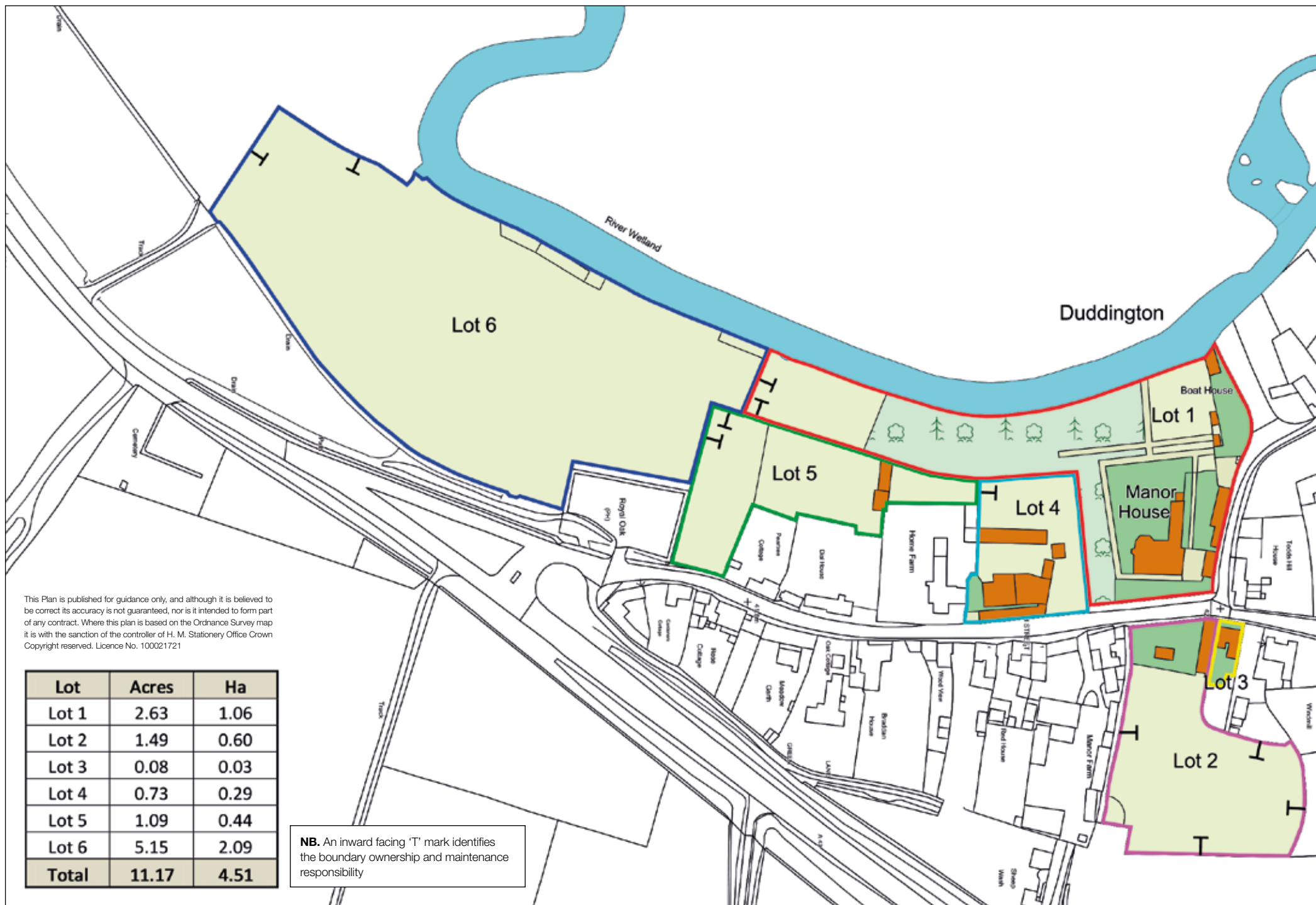
1. ..fence the boundaries identified with post and 4 rail.
2. ..not erect any structure on the land
3. .. only occupy and use the land for the purposes of: agriculture, grazing and horticulture.



LOT 5



LOT 6





Council Tax bands:

The Manor: H

The Old Post Office: D

LPA

East Northamptonshire District Council 01832 742000

Postcodes

PE9 3QE

Directions to the Manor House:

From London head North on the A1. Exit signed (Peterborough, Leicester, A47). At the roundabout turn right onto the A47 and follow the road for approximately 6 miles. At the next roundabout head straight over and then take the first exit on your left to Duddington Village. Head down the hill into the village and the house can be found on your right hand side behind a tall stone wall.

Important Notice

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Particulars: July 2014. Photographs: June 2014.

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Boat Yard



Knight
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