



YEW TREE HOUSE  
DUDDINGTON



Elevated living awaits...at Yew Tree House in Duddington.

Approach along the sweeping driveway, bordered by mature trees and established borders and lawn for a true sense of rural refuge. Beneath the eponymous mature yew tree is a well – a delightful feature that adds to the charm of Yew Tree House.

Set within a conservation area and swathed in an acre of land with church views to the front.

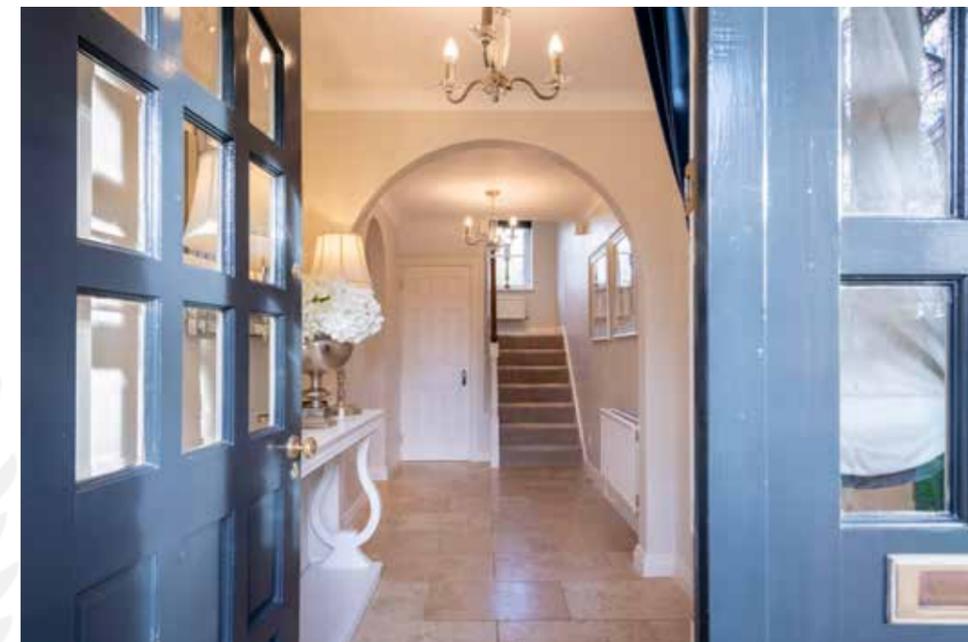
Plentiful parking is available at the culmination of the driveway, set before the stone-built and traditional Collyweston roof-topped home. This prestigious home has been refurbished over the previous seven years.

Beneath the sheltered portico, a classic front door opens up to reveal an immaculate and well-loved home.

## A WARM WELCOME

The elegant colour scheme of the front door continues indoors, stepping through into a contemporary, bright and open entrance hallway.

Sense the breadth of space instantly, as elegant archways draw your attention ahead and to the left. Limestone tiling underfoot adds a classic feel, extending left through to the inner hallway and beyond.



## ENTERTAINING HAVEN

Myriad windows to the side, front and rear imbue the dining room, through to the right, with natural illumination.

The ultimate entertaining space, enjoy never-ending summer soirees, allowing the party to spill out onto the rear terrace courtesy of the sliding patio doors.

Light the open fire on the chilly winter nights to deliver warmth throughout the room, elegantly dressed in muted grey above and white panelling to the lower half of the walls.

## SERENE SPACES

Returning to the entrance hallway, note the storage cupboard beneath the stairs ahead, handy for shoes and other essentials.

Moving left, through into the main hub of the home, to the immediate right, step through into a peaceful study.

Views out over the expansive rear garden create a captivating space, the deep tones in the décor adding to a sense of peace and creativity.

Returning to the hub of the home you will discover the sumptuously-styled, open-plan kitchen and family room.





# FEAST YOUR EYES

Misty grey cupboard units and drawers provide plentiful storage space for all your pots, pans and utensils enhanced by rich quartz work surfaces. A central island with a complementary walnut top adds a touch of grandeur, whilst being an ideal spot to create your culinary delights.

Utterly bespoke, sense the quality of the craftsmanship in the mantel above the classic, handmade Lacanche Range cooker. An eye-catching feature with gas powered burners, and hotplates sit above multiple ovens, for the ultimate in culinary chic.



# FAMILY GOALS

The bright, open family area provides a sunny and inviting space, with a dining area and plenty of space for sofas and armchairs. A natural heart of the home, snuggle up in front of the cosy gas fire in the winter or escape outdoors and onto the terrace to soak up the midday summer sun.

Sneak a peek through to the right, where the laundry provides space for a washer-dryer and also houses a secondary dishwasher and sink. Cream units provide plentiful storage, topped in walnut and a stable door provides ease of access to the rear.

Freshen up in the cloakroom, dressed in muted grey. Tiled underfoot and with splashback tiling behind the wash basin, light streams in through the window overlooking the rear garden.

The playroom at Yew Tree House is a modern addition. Featuring an attractive exposed stone wall and array of built in cupboards, this room could also serve as a large home office or even a gym. An integral door leads through into the single garage, which has an up and over door out to the front driveway.





## ILLUMINATED LIVING

Continue through a set of double doors into the large sitting room, with a wall of windows blurring boundaries between the outdoors and within.

Above, a high, vaulted ceiling celebrates the light, with a feature stone chimney breast hosting a cosy log burner and feature wall. Add a cascading chandelier for glamour and sophistication.

Snuggle up on the sofa, admiring the views.





## SWEET SLUMBER

Church views await from the principal suite. Dressed in dove grey, light serenades the space from every angle. Built-in wardrobes, a dressing area and en suite with rainfall shower, floating vanity unit and underfloor heating transform this bedroom into a restful haven.



## SOAK AND SLEEP

Returning to the entrance hallway, ascend the split level staircase, pausing at the half landing to admire the view out.

Arriving on the large landing, note the space ahead: planning permission has been granted to install a staircase here to create two additional bedrooms and a bathroom in the loft, should you wish to expand further.

A spacious guest bedroom overlooks the outstretching grounds to the rear through a large window set within the sloping ceiling. Light and spacious, there is room for a king-size bed and freestanding

wardrobes. Refresh in the en suite. Fitted only one year ago, pearlescent marble tiles coat the walls and floor, with a walnut-topped vanity unit housing a wash basin, alongside the WC and shower.

Next, peep through to a stylish single bedroom. A large window overlooks the front whilst the geometric blue and white wallpaper creates a serene feel with an array of fitted wardrobes providing storage.

Return along the landing to discover a further double bedroom situated across from the luxurious family bathroom.

A bowl basin is inset within the marble vanity unit, with a chrome heated towel rail, WC and separate shower cubicle with rainfall shower and handheld attachment. Sink into bliss in the freestanding, clawfoot, roll top bathtub.

Returning to the landing, laundry poses no problem in the winter months; a custom walk-in airing cupboard provides plenty of hanging space for all your laundry

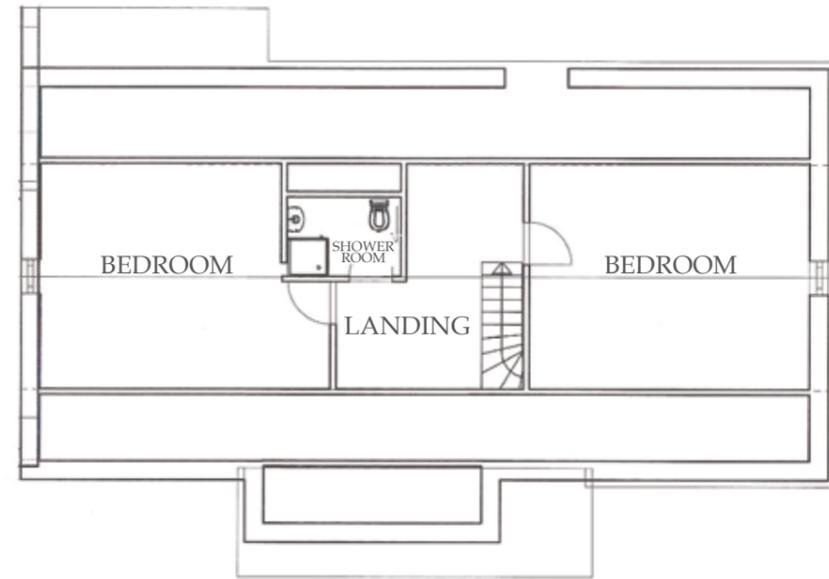


# GRAND DESIGNS

Planning permission has been approved and enacted for second floor elevation allowing for two further bedrooms and a bathroom. East Northamptonshire Council, ref 17/02430/FUL

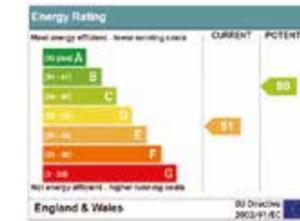


ELEVATION 1:100



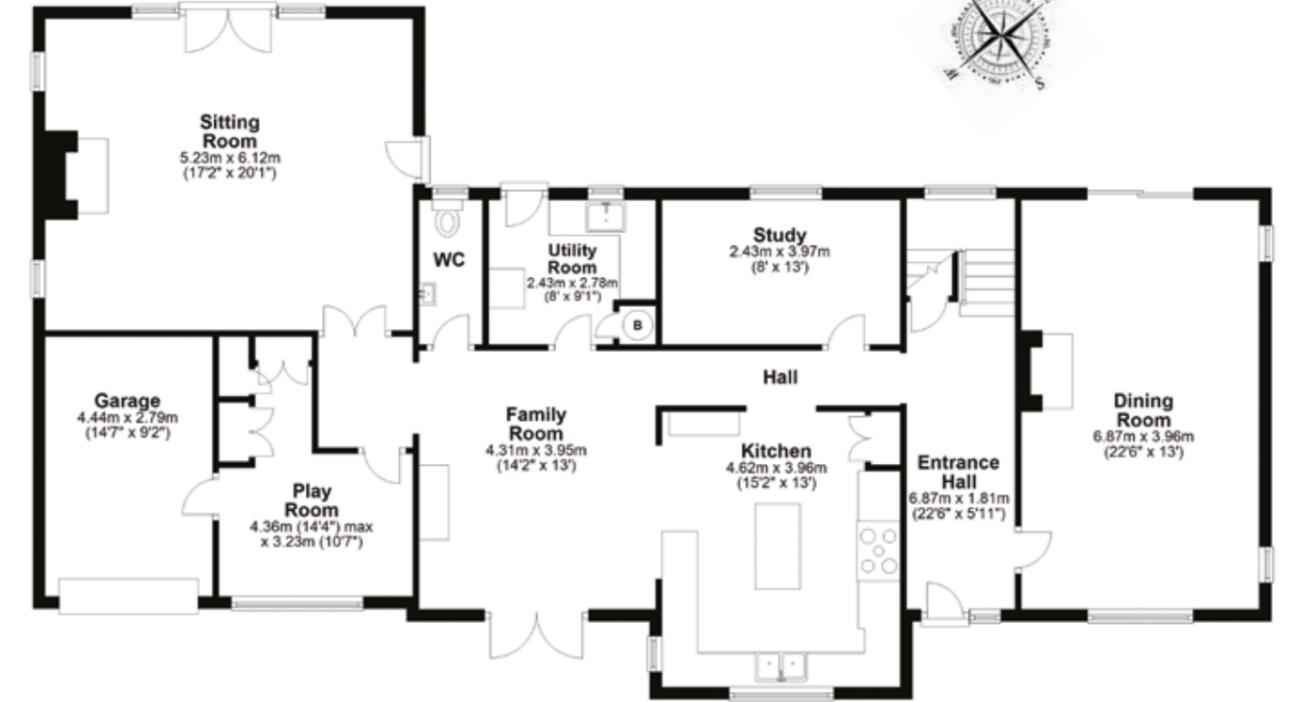
## THE FINER DETAILS:

- Freehold
- Conservation area
- Mains gas, water, electricity and sewage
- Oil central heating
- Approx. 1 acre plot
- East Northamptonshire County Council, tax band G (£3,081.45 2020/21)
- EPC rating E
- Planning permission approved and enacted 17/02430/FUL
- Ground Floor: approx. 161.9 sq. metres (1742.2 sq. feet)
- First Floor: approx 96.2 sq metres (1035.4 sq. feet)
- Total area: approx. 258.0 sq. metres (2777.5 sq feet)

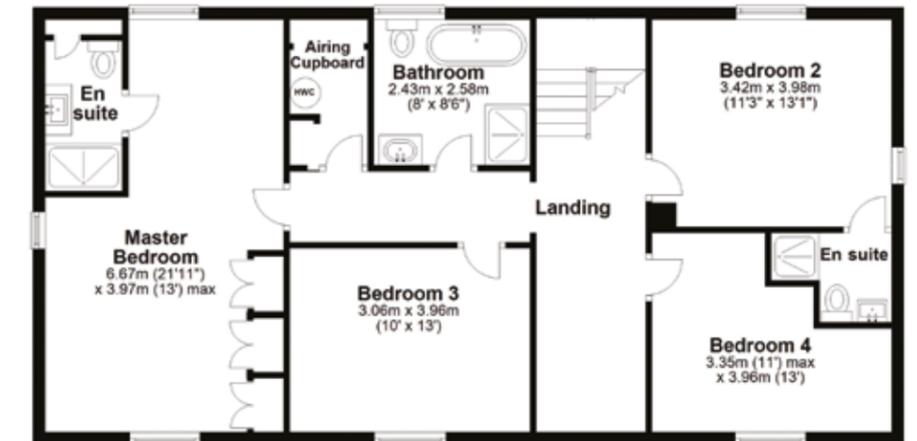


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Ground Floor



First Floor





WHAT THE OWNER LOVES:  
'The peaceful, private position,  
the pretty village and the family  
space the home offers'

# POCKET OF PARADISE

Outside, lawns to the front, side and north-east facing rear blanket Yew Tree House in greenery. Mostly laid to lawn, with sun trap terraces for an evening aperitif, enjoy this natural eden.



## FURTHER AFIELD

In the historic village of Duddington, character and charm combine. Nestled on the banks of the River Welland, explore the examples of historic architecture nearby including limestone cottages, an ancient four-arched medieval bridge and 17th century watermill.

Pick up a paper and bottle of milk from the community shop in Collyweston. Only four miles from Stamford, Yew Tree House is within easy reach of a range of independent shops as well as restaurants and wine bars.

Enjoy fresh air and exercise at the nearby Fineshade Woods, where numerous walking and cycling trails are set within a leafy backdrop. The Jurassic Way footpath is only a hop, skip and a jump away, for those with adventure in their souls. Rutland Water is also close by for outdoor escapades. Golfers can perfect their putting

at one of the many nearby golf clubs. Be sure to celebrate that hole in one with a drink at your local Duddington watering hole, The Royal Oak.

Commuters are well placed close to rail links from Corby and Peterborough into London St Pancras and King's Cross. The A43 connects Duddington seamlessly with nearby Stamford and Corby, with links to Peterborough, Uppingham and Leicester provided by the A47.

A prize location for families, there is an abundance of highly-rated schools in the vicinity including Ketton C of E and Kings Cliffe primary schools, with independent schools including Stamford Endowed Schools less than 10-minutes' drive from the doorstep.



## LOCAL DISTANCES

- Stamford 4 miles (9 minutes)
- Uppingham 9 miles (13 minutes)
- Corby 11 miles (18 minutes)
- Peterborough 14 miles (20 minutes)
- Leicester 27 miles (45 minutes)



Yew Tree House, Duddington PEg 3QQ



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