



KING WEST



SHEEPWALK FARMHOUSE, ELTON, PETERBOROUGH



KING WEST

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Sheepwalk Farmhouse

Oundle Road, Elton, Peterborough, PE8 6SE

Oundle (7 miles), Peterborough (7 miles) (Trains to Kings Cross in approx. 50 minutes), Stamford (12 miles), Oakham (22 miles), Cambridge (39 miles) (All distances and times are approximate).

A stunning Grade II listed 17th century five-bedroom farmhouse offering charming period living amidst beautifully landscaped gardens, complete with an electric gated driveway, triple garage, and paddock land, all extending to approximately three acres.

- An exceptional Grade II listed 17th Century farmhouse, built of stone under a Collyweston slate roof
- Steeped in character, showcasing an abundance of original period features throughout
- Open-plan kitchen-dining room with boot room, utility, original cheese room and ground-floor WC
- Dining room, sitting room and drawing room, each with feature fireplaces, alongside a separate study and wet room
- Principal bedroom with fitted storage and ensuite bathroom
- Guest suite with ensuite bathroom and secondary staircase access to the ground floor
- Three further double bedrooms, served by a well-appointed family bathroom
- Beautifully landscaped private gardens with bespoke greenhouse, two ponds, vegetable beds, sheltered courtyard and fenced paddock land
- Approached via electric gated driveway, with triple garage and storage room
- Picturesque edge-of-village setting with far-reaching countryside views

Situation

Sheepwalk Farmhouse is situated just a short distance from the desirable village of Elton, an attractive and well-regarded village that offers a peaceful rural setting while remaining within easy reach of everyday amenities. Surrounded by beautiful countryside and rich in historic character, the village benefits from a strong sense of community and a range of local facilities including a shop, church and chapel, primary school, two public houses, and a village hall. Elton also enjoys attractive parkland views in many areas, with the historic Elton Hall Estate providing a picturesque backdrop to the surrounding landscape.

The market town of Oundle, renowned for its excellent public and state schooling, weekly market, and monthly farmers' market, lies approximately 7 miles to the west. In the opposite direction, Peterborough is also around 7 miles away and offers a comprehensive range of shopping, dining, and leisure facilities. Peterborough is additionally home to the nearest mainline station at Peterborough Railway Station, providing direct services to London King's Cross in under an hour.

The area is exceptionally well connected by road, with the A605 providing access to the A14 towards Cambridge and the wider motorway network, including Birmingham, while the A1 offers convenient north-south links across the country.

There is also a strong selection of well-regarded schooling options locally. In addition to Elton Church of England Primary School, a number of highly respected primary and secondary schools are located within a short radius, including the renowned Oundle School and the Stamford Endowed Schools.



Description

Discreetly positioned, Sheepwalk Farmhouse is a charming Grade II listed period home, dating back to the 17th century, and built of stone beneath a Collyweston slate roof. With a myriad of original features throughout, the property offers a delightful amalgamation of period character and modern luxury.

Sheltered beneath a stone-arched porch, the front door opens into a generous entrance hall, where French flagstone flooring and exposed beams create a warm and welcoming first impression, setting the tone for the rest of the home. Underfloor heating runs throughout, ensuring year-round comfort. Beyond, an inner hall, with exposed beams and timber archway lead to a conveniently positioned ground-floor WC.

To the right, the sitting room offers an inviting retreat, centred around a spectacular inglenook fireplace with wood burning stove. Shuttered windows with deep sills frame garden views, while original beams and wooding flooring further contribute to the rooms charm.

Continuing through the house, passing a practical storage cupboard, the drawing room is an impressive dual-aspect space, well-suited to both relaxing and entertaining. A further inglenook fireplace provides a cosy focal point, complemented by exposed beam work and built-in storage cupboards. A charming library nook offers an ideal space for reading or working, with space for a desk, while a door leads to a secondary staircase.

Beyond, the dual-aspect study is a light-filled room, with French doors opening onto the dining terrace and garden beyond, allowing for a seamless connection with the outdoors. A well-appointed wet room, with rainfall shower and built-in storage, sits just off this space.

To the left of the entrance hall, the dining room is a beautifully proportioned space. With wooden flooring underfoot, the windows, compete with shutters and deep-set sills, boast attractive views over the garden. A grand stone fireplace with log burner adds further character, enhancing the room's sense of period charm.

The flagstone flooring sweeps into the impressive kitchen-dining room, where the heart of the home unfolds. Featuring a Lacanche range cooker, Miele appliances including a combination microwave oven, warming draw and coffee machine, as well as a double fridge and two dishwashers, the space is well-equipped for modern living. Extensive cabinetry provides excellent storage, while a central island with bar seating offers ample preparation space. A farmhouse sink is positioned to overlook the garden, and French doors open onto the front. With ample space for a breakfast table, the kitchen provides a charming setting for family meals.

Beyond the kitchen, a boot room provides practical space for coats and cloaks, together with fitted cupboards and access to the front of the property. The discrete utility room, retaining its original flagstone flooring, is fitted with solid wooden work surfaces, a sink and plumbing for both a washing machine and dryer. From here, the original flooring continues into the cheese room, a particularly characterful space. Retaining its historic farmhouse features, including stone surfaces, original shelving, stone arches and a former cheese store, this room offers an authentic nod to the property's heritage.

Returning to the entrance hall and ascending the principal staircase, you arrive at the bright and spacious first floor landing. To the right, the guest suite is a generous room, featuring wooden flooring, fitted storage, and an ensuite bathroom with freestanding bath and separate rainfall shower. From here, a staircase leads back down to the sitting room, adding flexibility to the layout. This space also offers the opportunity to be reconfigured as a principal suite, with an adjoining dressing room or private sitting room, further enhancing its versatility.

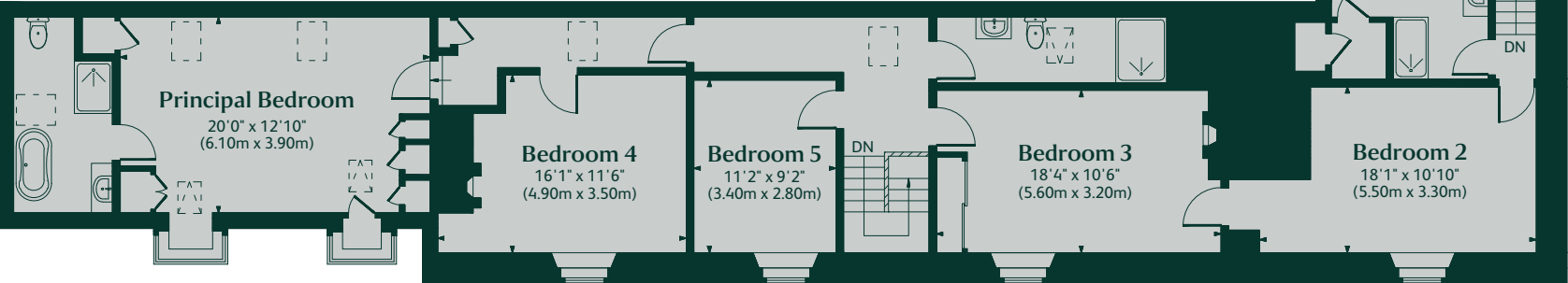
Three further double bedrooms are arranged off the landing, all reflecting the home's character, with sash windows, deep-set sills, exposed beams and a feature fireplace. All rooms boast far-reaching views over the landscaped gardens, providing a picturesque backdrop. The bedrooms are served by a well-appointed family bathroom, fitted with a rainfall shower, vanity unit and heated towel rail.

To the far end of the landing lies the elegant principal bedroom, a tranquil retreat where natural light pours in, enhancing the sense of calm. Bespoke fitted wardrobes and cupboards provide excellent storage, while wooden flooring flows through to the ensuite bathroom, complete with a vanity unit and shower with rainfall shower head.

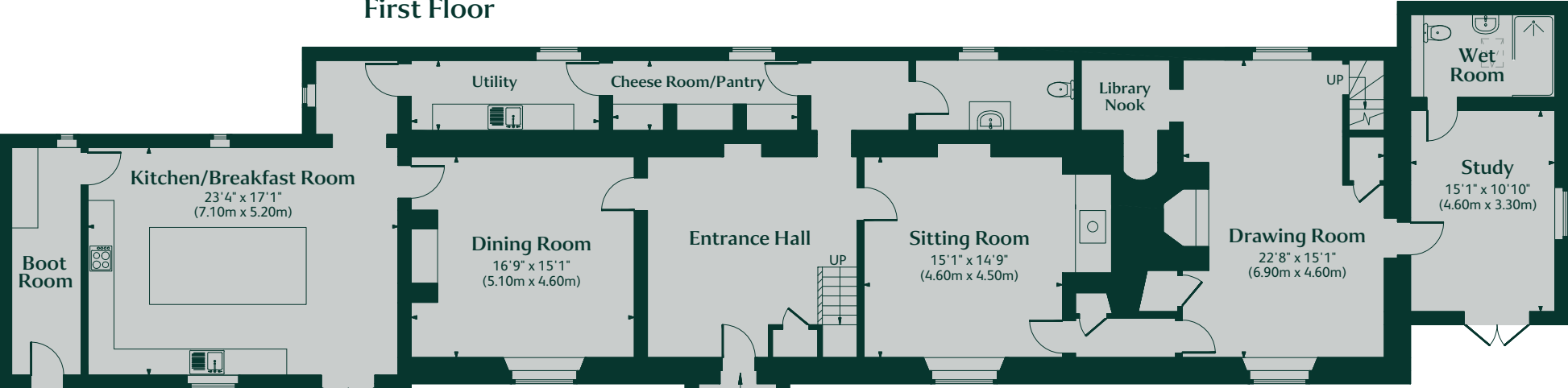


Floorplans

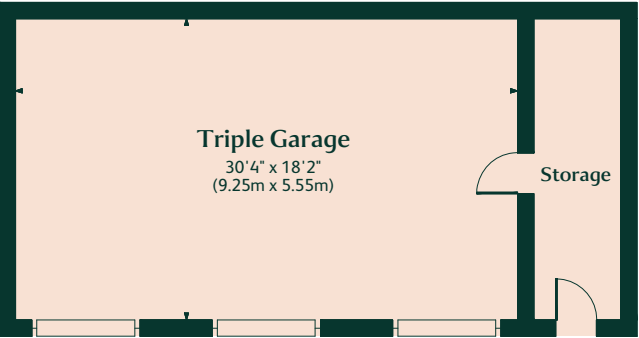
Approximate Gross Internal Area
Main House = 370 sq.m/3982 sq.ft
Garage = 62 sq.m/666 sq.ft
Total = 432 sq.m/4648 sq.ft



First Floor



Ground Floor



Garage

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Outside

Sheepwalk Farmhouse is approached via a private, shared electric-gated driveway, which in turn leads through a traditional five-bar gate onto the property's own gravel drive, offering a charming and discreet sense of arrival.

To the front of the house, the façade is beautifully softened by mature planting, with white roses and two established wisterias climbing the frontage, creating a striking first impression throughout the seasons. A gravel forecourt provides ample parking and leads to a substantial triple garage with up-and-over doors, incorporating a useful storeroom fitted with shelving.

The gardens are a particular highlight of the property, thoughtfully designed to provide a series of harmonious outdoor spaces. To the front is a formal landscaped garden, featuring mature English planting schemes, structured borders and a tranquil pond. Stone steps rise gently to a second garden level, enhancing the sense of depth within the grounds.

Here, sweeping lawns are interspersed with mature specimen planting. A second pond, edged with rockery planting and abundant wildlife, sits amongst pear, damson and twisted willow trees, while rose-clad apple trees add further seasonal interest. A summerhouse is perfectly positioned to capture the evening sun, while a bespoke Hartley Botanic greenhouse, complete with internal raised beds, shelving and cold frames, provides an exceptional space for year-round growing. A further brick-built outbuilding adds storage and practicality. Along the perimeter, wildflower borders enhance the biodiversity.

A paved dining terrace sits to one end of the house, ideally positioned for outdoor entertaining, with a charming rose arbour framing views across the garden. To the side of the property lies a courtyard patio, offering a more intimate seating area centred around a table ingeniously crafted from an original well. This secluded space is enhanced by espalier fruit trees, including cherry and apricot, with a pedestrian gate providing direct access back to the driveway.

Yew hedging encloses the kitchen garden, where raised vegetable beds, specimen trees and a double composting area are arranged within a beautifully maintained layout. Laurel hedging runs along the boundary, providing a natural, private screen.

The property also benefits from approximately two acres of paddock land, planted with further specimen trees, including quince.

General Remarks

Council Tax

Band G

Directions

Follow the A1, exiting at the Alwalton junction and joining the A605, signposted towards Oundle. Continue along the A605 for approximately 1.5 miles, passing through open countryside, before taking the turning onto a private access road on the left-hand side. Proceed along the driveway, where Sheepwalk Farmhouse will be found at the end, clearly signposted on arrival.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Plans Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Services

Mains water and electricity are connected. Private drainage. Oil central heating. None of the services have been tested by the agents.

Statutory Authority

Huntingdonshire District Council

Tenure

Freehold

Viewing

The property may only be inspected by prior arrangement through King West

What Three Words

Lyricist.repayment.logged





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