



KING WEST



MANOR FARM HOUSE, POLEBROOK, PETERBOROUGH



KING WEST

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A charming, Grade II listed, four-bedroom period home, full of character, complete with a self-contained one-bedroom annexe and additional outbuilding/home office, all nestled within beautifully landscaped wraparound gardens in the heart of the sought-after village of Polebrook.

Manor Farm House, Main Street, Polebrook, Peterborough, PE8 5LN

Oundle (3 miles), Stamford (16.5 miles), Peterborough (15.5 miles), Kettering (19.5 miles), (London Kings Cross in around 50 minutes) (All distances and times are approximate)

- Exceptional Grade II listed period home in the heart of Polebrook, built of stone beneath a Collyweston stone roof
- A myriad of original features throughout, dating back to the 1700s, as one of the original buildings in the village
- Entrance hall leading to a utility room, ground-floor WC, and study, with direct garden access
- Country-style kitchen centred around an inglenook fireplace
- Drawing room and sitting room, each featuring period fireplaces
- Dual aspect principal suite with dressing area and ensuite bathroom
- Three further double bedrooms, two of which benefit from en-suite bathrooms
- Self-contained one-bedroom annexe and timber-framed outbuilding
- Approached via a gravel driveway providing ample off-road parking
- Set within beautifully landscaped, private wraparound gardens with dining terrace

Situation

Manor Farm House is nestled within the charming East Northamptonshire village of Polebrook, enjoying an enviable setting overlooking open countryside. Situated close to the River Nene and approximately three miles from the historic market town of Oundle, the village offers an idyllic rural lifestyle combined with excellent accessibility and a strong sense of community.

Polebrook itself is a traditional village, home to a well-respected primary school, the welcoming Kings Arms public house and the impressive Grade I listed All Saints Church. Surrounded by gently rolling countryside, the area is particularly well suited to walking, riding and outdoor pursuits, with an abundance of footpaths and bridleways leading directly from the village into the surrounding landscape.

The nearby town of Oundle provides an excellent range of independent shops, cafes, restaurants and everyday amenities centred around its picturesque Market Place. The town is also renowned for its outstanding educational provision, including the highly regarded Oundle School, together with an excellent range of both state and independent schooling within the wider area.



Polebrook is exceptionally well connected, with the nearby A605 providing convenient east and west access, linking directly to both the A14 and A1 and offering excellent road connections across the region. The cathedral city of Peterborough lies approximately 15 miles away and provides extensive retail, leisure and transport facilities, together with regular mainline rail services to London King's Cross in approximately 50 minutes. Further direct rail services to London are also available from both Kettering and Corby.

Description

Manor Farm House is an exceptional Grade II listed period home, beautifully constructed of stone beneath a Collyweston slate roof and steeped in character throughout. Having undergone extensive interior and exterior renovations under the current ownership, the property seamlessly combines historic charm with versatile living accommodation, including a self-contained one-bedroom annexe.

Approached through the formal front garden, flanked by established box hedging and passing by the kitchen stores, the pathway leads to the welcoming front entrance. Stepping inside, the tiled entrance hall immediately sets the tone for the accommodation beyond. To the right, a well-appointed utility room is neatly tucked away, fitted with extensive cabinetry, plumbing for a washing machine and tumble dryer, and a farmhouse sink, alongside a convenient ground floor WC. Beyond, an arched oak doorway opens into the study, where a north-facing window frames attractive garden views and fitted cupboards provide excellent storage, creating an ideal setting for home working. At the end of the hall, a stable door opens directly onto the side terrace and gardens beyond.

Positioned to the left of the entrance hall, the dual-aspect kitchen is a bright and welcoming space, flooded with natural light and characterised by beautiful, exposed beam work. An impressive inglenook fireplace, complete with a Bressumer beam, forms a striking focal point, while a stone mullioned window set within a deep sill further enhances the room's rich period character. A traditional five door Aga with twin hot plates sits alongside integrated appliances and extensive cabinetry. A farmhouse sink is positioned beneath a window overlooking the gardens. With ample space for dining, the kitchen provides a charming setting for family meals.

Flowing from the kitchen, and passing a practical understairs cupboard, the accommodation opens into the elegant drawing room. Centred around a stone fireplace, with mullioned windows to either side, the room also features a bespoke library bookcase along the southern wall. Continuing through, you arrive at the south-facing sitting room. Here, French doors open directly onto the terrace, with views extending through an avenue of mature pillared sycamore trees. A charming four panel stone mullioned window, complete with a thoughtfully incorporated window seat, exposed beams and a recessed stone fireplace enhance the room's character further.

Returning to the drawing room, an oak staircase rises to the first floor, where a spacious landing runs along the west side of the property, providing access to the bedroom accommodation and a further staircase leading to the second-floor attic storage, with the potential for conversion into an additional bedroom, subject to the necessary consents. To the right of the staircase, a short flight of steps leads through a framed doorway, passing a double bedroom with stone fireplace, before continuing to a further double bedroom. The room benefits from a dressing area with fitted cupboards and a well-appointed ensuite bathroom with freestanding bath and overhead shower and is beautifully presented with picturesque views across the garden.

To the left of the staircase lies a further generous double bedroom, served by an ensuite bathroom with bath and shower over. Continuing along the landing through a further timber framed doorway, the accommodation culminates in the impressive principal suite. A dressing area leads into the ensuite bathroom, with wood panelled walls, bath and walk-in rainfall shower, refurbished with handmade Zellige tilework. Beyond, the principal bedroom is filled with light through the south and east facing stone mullioned windows, enjoying elevated views over the grounds. High ceilings further enhance the rooms sense of scale, creating a truly exceptional principal retreat.



Annexe

Complementing the house, the oak framed barn provides superbly versatile accommodation, ideally suited for guest use or multigenerational living. It also offers excellent potential as an income-generating asset, with the current owners successfully operating short-term lets.

The accommodation is centred around a spacious open-plan sitting room and kitchen, where oak vaulted ceilings and exposed beams create a striking sense of volume and character. Dual aspect windows, fitted with traditional shutters, flood the space with light, while wooden flooring underfoot adds warmth and continuity throughout. The well-appointed kitchen is thoughtfully arranged with cabinetry providing ample storage, together with an oven, hob and dishwasher.

The double bedroom also enjoys a bright dual aspect look with deep-set windowsills. Completing the accommodation, the bathroom is beautifully finished and comprises a shower, low-level WC, wash hand basin, and towel rail.

Outside

Set back from the main street, the property is approached via a shared driveway, accessed directly from the road, serving just three neighbouring properties, including Manor Farm House to the right-hand side. A pedestrian gate, framed by mature planting and adorned with wisteria, provides a charming secondary approach to the front of the house.

The gardens wrap elegantly around the property, creating a strong sense of privacy and seclusion. Predominantly laid to lawn, the gardens are interspersed with mature specimen trees, apple trees and coveted mulberry trees. An avenue of established sycamore trees introduces a striking sense of scale and structure, while a box hedge bordered kitchen garden provides a productive space. Attractive hydrangeas soften the side façade, which features a restored herb garden with a productive apple tree.

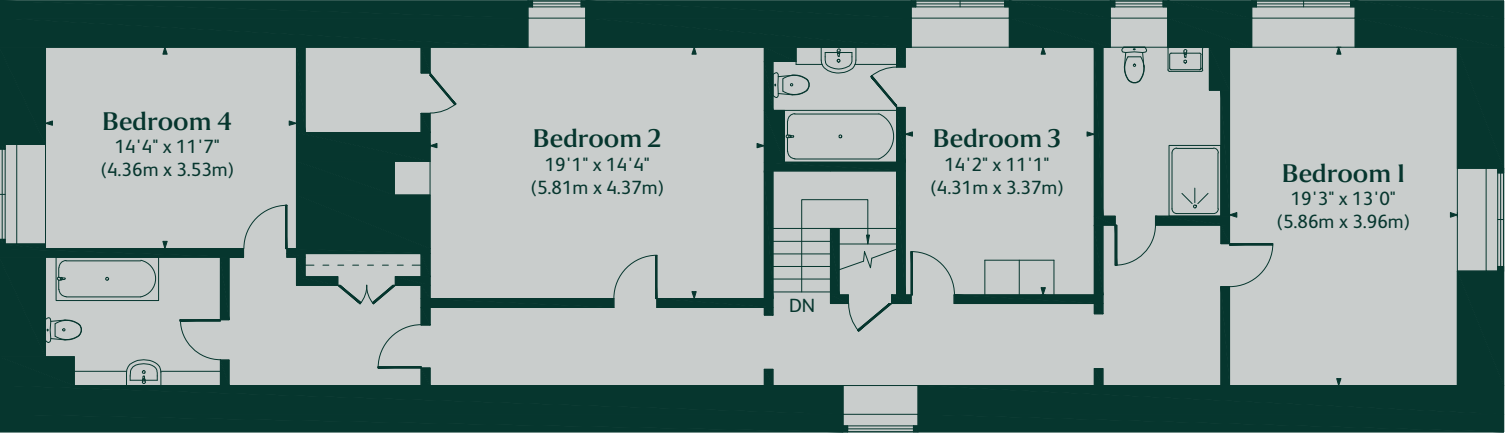
A dining terrace, accessed directly from the sitting room through French doors, provides an ideal setting for entertaining, making the most of the privacy and seclusion the garden affords.

Positioned to the eastern side of the main lawn is a substantial timber-framed outbuilding, a highly versatile space ideally suited as a games room, gym or home office. An adjoining store provides excellent practical storage for garden machinery and equipment.

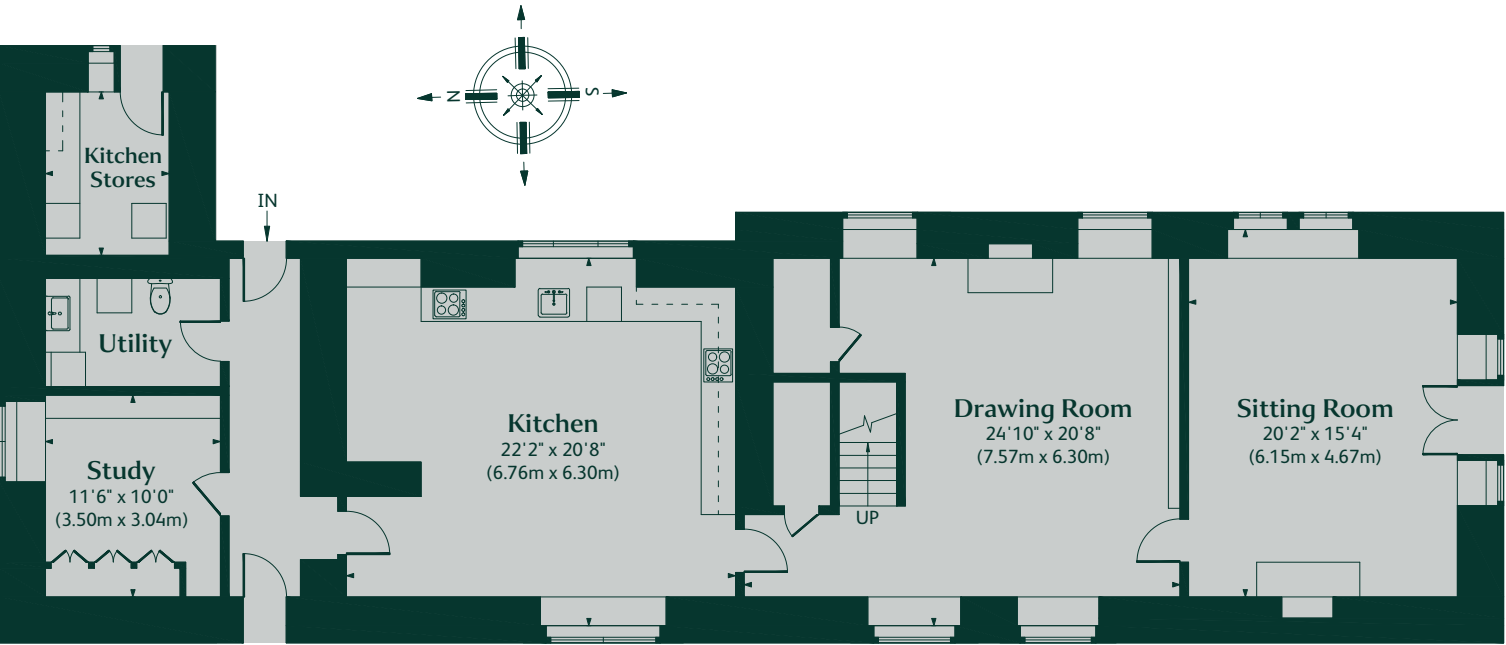


Floorplans

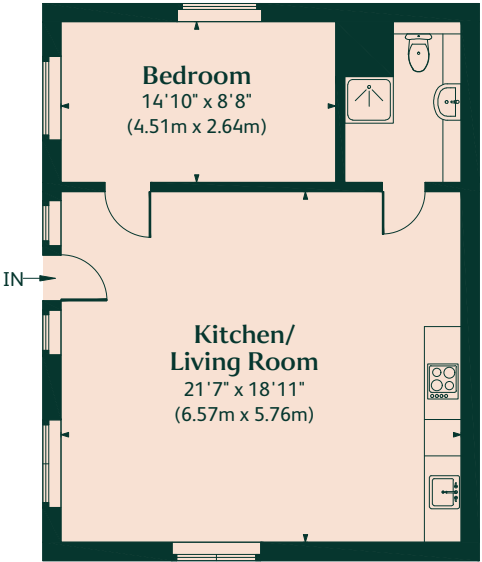
Approximate Gross Internal Area
Main House = 298 sq.m/3208 sq.ft
Annexe = 56 sq.m/603 sq.ft
Total = 354 sq.m/3810 sq.ft



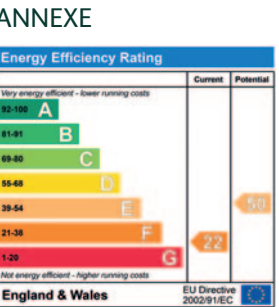
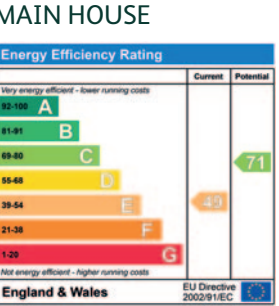
First Floor



Ground Floor



Annexe



General Remarks

Council Tax

Main House: Band G
Annexe: Band A

Directions

From the centre of Oundle, leave the town via Nene Way, continuing south-east towards Polebrook. Follow the road into the village, passing The King's Arms public house and continuing along Main Street, where Manor Farm House will be found a short distance along on the right-hand side.

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.

Services

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

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of any new and 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.

Tenure

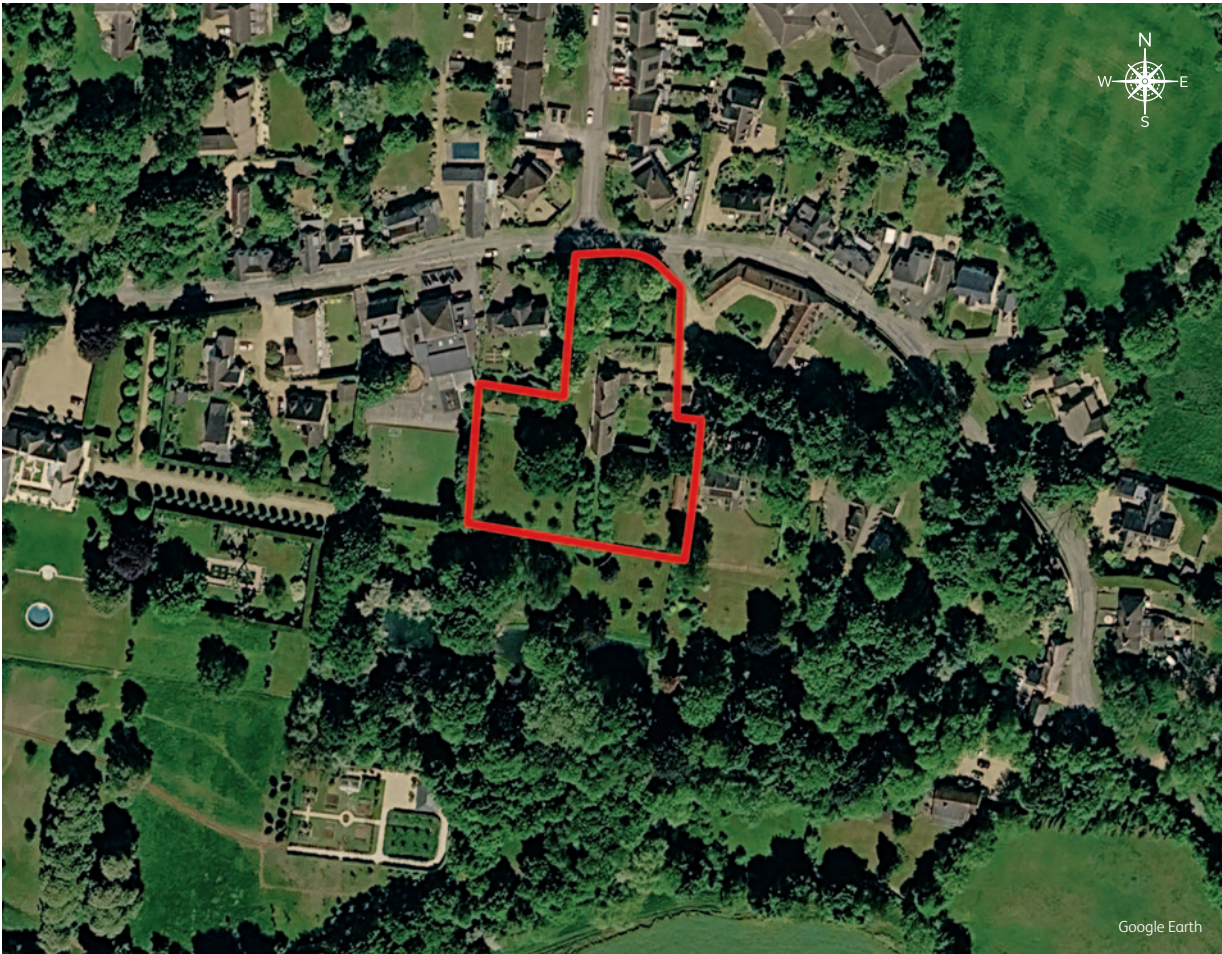
Freehold

Viewing

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

What Three Words

Diplomas.condiment.materials



Suggested boundaries for illustrative purposes only

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