



BURNHAM HOUSE

KETTON



KING WEST





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A beautifully presented, Grade II listed period home, dating back to the 16th Century, offering an abundance of characterful features, four bedrooms, outbuilding and a generous walled garden, set in a prominent position in the picturesque village of Ketton.

Burnham House

96 High Street, Ketton, PE9 3TE

Stamford (3.5 miles), Uppingham (8.5 miles), Oakham (10 miles), Peterborough (17 miles) (London Kings Cross from 50 minutes) (All distances and times are approximate).

- Grade II listed terraced house, built of ashlar and stone under a Collyweston slate roof
- Rich in character, with a wealth of original features retained throughout
- Country-style kitchen with adjoining pantry and ground-floor WC
- Dining room, sitting room and snug, all featuring fireplaces
- Spacious principal bedroom with built-in storage
- Three further bedrooms, a family bathroom and separate shower room
- Dovecote and lean-to incorporating a practical utility room
- Private, enclosed walled garden with a dining terrace
- Enviably situated in the sought-after Rutland village of Ketton

Burnham House is a charming period terraced home dating back to the 16th Century, set within an enviably peaceful setting.

Situation

Burnham House is situated in the picturesque conservation village of Ketton. The village offers a range of local amenities including a post office, primary school, library and village shop. It is also home to the multi-award-winning public house, The Railway Inn, as well as the Rutland Vineyard. Ketton also benefits from a thriving sports centre, offering popular adult and junior cricket, tennis and football facilities.

Ketton lies within approximately three miles of the A1, providing convenient access to the wider road network both north and south.

The historic Georgian town of Stamford, just a short drive away, provides an excellent range of further amenities, including boutique shops, independent cafés, traditional pubs, restaurants, and cultural attractions such as the Stamford Arts Centre and Burghley House. Stamford also benefits from a railway station with services to Peterborough, Oakham, Melton Mowbray, Leicester, Birmingham & Norwich. The Cathedral City of Peterborough offers a mainline rail service to London Kings Cross in approximately 50 minutes.

The area offers a wide range of recreational facilities, with Rutland Water located to the north between Uppingham and Oakham, providing opportunities for sailing, windsurfing, fishing, scenic walks, and cycle rides. Nearby, Rutland Nursery combines a well-regarded garden centre with a café and homeware shop. Golf courses can be found at Luffenham Heath and Greetham Valley golf clubs.

There is an excellent choice of schooling within easy reach, including well-respected independent schools in Uppingham, Oakham, Stamford and Oundle, alongside a good selection of state schooling options.

Description

Burnham House is a charming period terraced home dating back to the 16th Century, set within an enviably peaceful setting. Built of ashlar and stone beneath a traditional Collyweston slate roof, the property is steeped in history and character, with an abundance of original features thoughtfully retained throughout.

Approached from the street, the property is framed by original iron railings and enhanced by attractive white wisteria, while a small lookout window above offers a glimpse into its rich heritage.

Stepping inside, the entrance hall immediately sets the tone for the rest of the home, showcasing exposed beams and an impressive inglenook fireplace, complete with a wood burning stove. With ample space for a dining table, it provides a versatile setting suited to both everyday living and formal entertaining.

Beyond the entrance hall, the property opens into a delightful country-style kitchen, fitted with a range cooker with gas hobs and electric oven, a farmhouse sink, and fitted cabinetry providing ample storage. A door leads directly out to the rear garden, enhancing the practicality of the space. Just off the kitchen, a generous pantry offers additional shelving and storage, along with a convenient ground floor WC.

The double-aspect sitting room is a welcoming space, centred around a characterful fireplace and complemented by deep-set windowsills, built in shelving, and a useful storage cupboard. A door provides direct access to the garden, allowing for an easy connection between indoor and outdoor living.

From here, the accommodation continues into a further reception room, currently used as a snug. Double aspect, with deep set windowsills and exposed beam work, the room also boasts an open fireplace. Oak bifold doors open onto the terrace and garden beyond, flooding the space with natural light.

Ascending the main staircase, you arrive at the first floor, where exposed original beam work brings a strong sense of character to the landing. A well-proportioned bedroom sits to the front, while two further double bedrooms are accessed from the landing, served by a family bathroom with bath and shower over, along with a separate shower room.

Further stairs rise to the principal bedroom, a charming and peaceful retreat, featuring beautiful exposed cross beams and stunning views over the garden. Fitted wardrobes provide ample storage, completing this inviting space.

Outside

To the rear, Burnham House enjoys a generous and fully enclosed walled garden, offering a high degree of privacy and security, further enhanced by a mature yew hedge. Predominantly laid to lawn, the garden is beautifully established with a variety of specimen trees, including twisted willow, walnut and weeping birch, alongside an array of fruit trees such as apple, pear, plum, and fig, as well as mature grapevines. Vegetable beds provide excellent growing space, while seasonal planting and striking purple wisteria adorning the rear facade bring colour and interest throughout the year.

A dining terrace, accessed directly from the sitting room and snug through bi-fold doors, provides an ideal setting for entertaining, making the most of the privacy and seclusion the garden affords. A former well, now capped just below ground level, is discreetly positioned, adding a further point of historic interest.

A former 16th century dovecote forms part of a substantial and versatile outbuilding, offering excellent storage and significant potential for a variety of uses. Adjoining this, a useful lean-to houses a practical utility room, complete with plumbing for a washing machine and tumble dryer, along with a sink and additional storage.

Burnham House presents a rare opportunity to acquire a character home steeped in history and thoughtfully maintained, set within a highly sought-after village setting.





General Remarks

Council Tax

Band E

Directions

From Stamford take the A6121 (Leicester Road) towards Ketton, passing through Tinwell. Continue on the A6121 into Ketton village. Follow the road through the village centre, passing the local shop. Continue along High Street for approximately 300 yards, 96 High Street will be on the right-hand side.

Fixtures and Fittings

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

Services

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

Statutory Authority

Rutland County Council

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.

Tenure

Freehold

Viewing

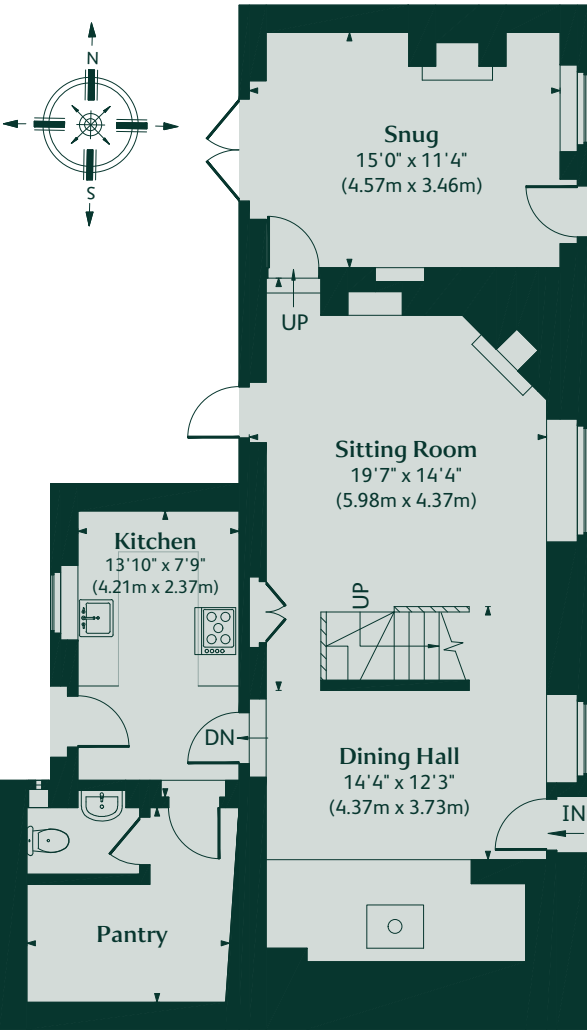
The property may only be inspected by prior arrangement through King West

What Three Words

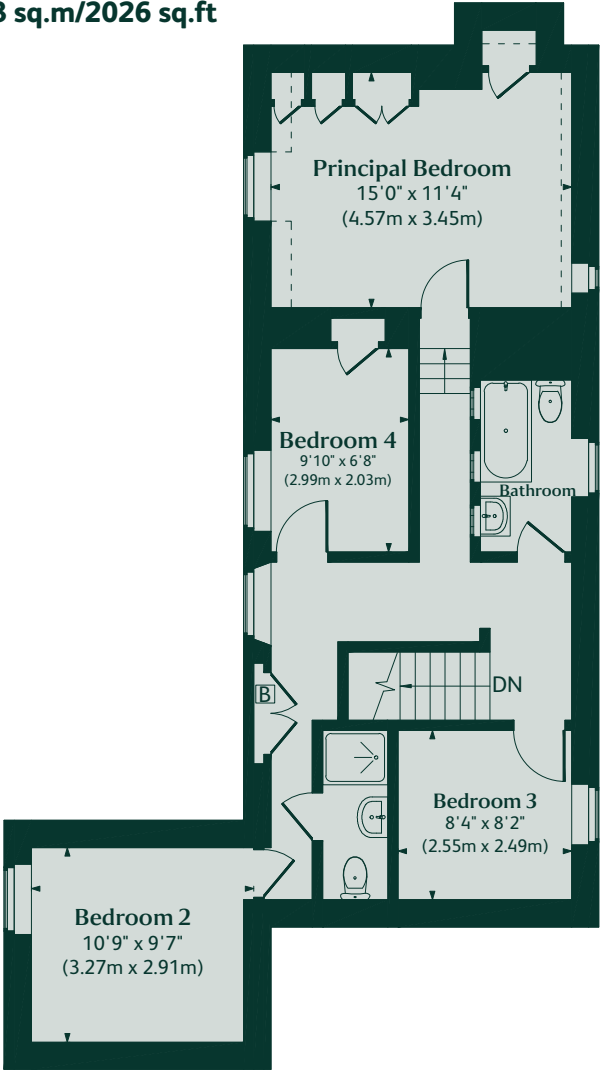
Snipe.diets.spoil

Floorplans

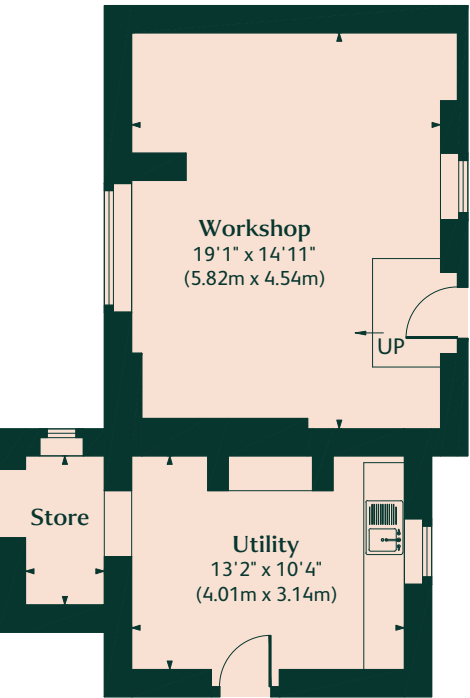
Approximate Gross Internal Area
Main House = 144 sq.m/1549 sq.ft
Outbuilding = 44 sq.m/477 sq.ft
Total = 188 sq.m/2026 sq.ft



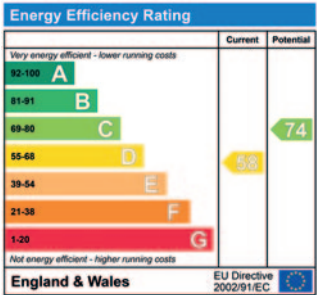
Ground Floor



First Floor



Outbuilding



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