



KING WEST



WOODHALL MANOR, HELPSTON, PETERBOROUGH



KING WEST

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A striking Grade II listed manor house of exceptional character, offering five-bedroom accommodation and generous reception space, set within beautifully landscaped wraparound gardens with a gated driveway, double garage and a versatile entertainment building, nestled in the charming village of Helpston.

Woodhall Manor

2 Heath Road, Helpston, Peterborough, PE6 7EG

Market Deeping (5 miles), Stamford (7.5 miles), Peterborough (8 miles) (with high-speed trains to King's Cross from 50 minutes), Oundle (15 miles), Oakham (19 miles), Uppingham (20 miles).
(All distances and times are approximate)

- Grade II Listed manor house, steeped in character and built of stone under a Collyweston slate roof
- Entrance hall, utility room, boot room, and two ground-floor cloakrooms
- Open-plan kitchen-living-dining room with bespoke cabinetry, Aga, and Miele appliances
- Sitting room, snug and study, all featuring a characterful inglenook fireplace
- Principal suite with bespoke dressing area and ensuite with freestanding bath and double shower
- Four further double bedrooms arranged over the first and second floors, complemented by two en-suite bathrooms and a Jack-and-Jill bathroom
- Separate entertainment outbuilding offering a cinema room, gym and games room with bar area
- Electric-gated driveway leading to ample off-road parking and a double garage
- Beautifully landscaped south-west wraparound gardens with dining terrace
- Occupying a private position within the highly desirable village of Helpston

Situation

Helpston is a highly regarded and picturesque village, celebrated for its strong sense of community, rich history and beautiful surrounding countryside. Best known as the home of poet John Clare, the village retains a rural charm and offers a village shop, traditional public house, church, and an extensive network of scenic walks that connect directly into the surrounding landscape.

The nearby historic market town of Stamford is located approximately eight miles away and is widely regarded for its fine Georgian architecture, boutique shopping, acclaimed restaurants and excellent schooling. Further market towns including Oundle and Uppingham are also within easy reach, each offering a strong selection of independent shops, cultural attractions and educational facilities.

Despite its peaceful setting, Helpston is exceptionally well connected. Peterborough lies a short drive away and provides a mainline rail service to London King's Cross in approximately 50 minutes, making the village an ideal base for commuters. The A1 is also easily accessible, offering convenient road links both north and south, as well as wider access to the national motorway network.



There is excellent schooling in the area, with nearby state options including Helpston Primary School itself, along with a range of well-regarded secondary schools in Peterborough, including Arthur Mellows Village College. For those considering independent education, the area is particularly well served by respected private schools such as Oundle School and Stamford Endowed Schools.

Combining village charm, strong community spirit and outstanding connectivity, Helpston offers a rare balance of rural living and modern convenience, with Woodhall Manor ideally positioned to take full advantage of everything the area has to offer,

Description

Discreetly positioned behind a protective curtain of mature trees, Woodhall Manor is a beautifully restored Grade II listed manor house, thoughtfully combining centuries of history with the comforts of contemporary living. Constructed of stone beneath a traditional Collyweston slate roof, this exceptional period home is set within beautifully landscaped wraparound gardens and complemented by an outstanding entertainment outbuilding and double garage.

Formal box hedging and sculpted topiary trees frame the approach to the front door, creating a striking sense of arrival. Beyond, a generous entrance hall is revealed, featuring wooden flooring underfoot, with the principal staircase rising ahead.

To the right, the utility room is neatly tucked away, fitted with bespoke cabinetry, an integrated fridge freezer, wine cooler, sink, and plumbing for a washing machine and tumble dryer, alongside a convenient ground-floor WC. Beyond, a practical boot room provides ample space for coats and cloaks, complete with fitted hooks and a thoughtfully incorporated window seat.

Positioned at the heart of the home, the impressive open-plan kitchen, living, dining room provides a wonderful setting for both everyday family life and entertaining. Handmade bespoke cabinetry by Wychwood Cabinet Makers is complemented by quartz worktops, Perrin & Rowe taps, Miele appliances, and an electric Aga with twin hot plates. A substantial central island, complete with integrated bar seating, offers ample preparation space and serves as a sociable focal point within the room.

Limestone flooring flows throughout, seamlessly connecting the kitchen with the adjoining dining and living areas. Flooded with natural light through triple-aspect windows, framing attractive views across the gardens, the space is further enhanced by a partly vaulted ceiling and striking exposed oak beams, creating a wonderful sense of volume. Sliding bifold doors open directly onto the dining terrace and gardens beyond, allowing for effortless indoor-outdoor living and entertaining.

Continuing through the home, the dual-aspect sitting room provides a warm and inviting setting, centred around an impressive inglenook fireplace with wood burning stove. Exposed beams overhead celebrate the home's heritage, while French doors open directly onto the terrace, allowing for a seamless transition between the house and gardens beyond.

Beyond, a rear hallway leads through to the study, a light-filled and versatile room ideally suited to home working. Dual-aspect windows draw in natural light throughout the day, while a further inglenook fireplace with wood burning stove adds warmth. A spacious cloakroom and a secondary entrance, complete with additional coat and boot storage, further enhance the practicality of the home, while a secondary staircase rises to the first floor, adding flexibility to the layout.

Completing the ground floor reception space, the snug is rich in character, featuring deep-set windowsills, a dual-aspect outlook and characterful inglenook fireplace with wood burning stove. A wonderfully intimate room, it provides the perfect setting for relaxed evenings and everyday family life.

Ascending the principal staircase, the first-floor landing is bright and spacious, giving access to a series of beautifully appointed bedrooms. The guest suite is particularly impressive, enjoying a triple-aspect outlook, fitted wardrobes and ensuite bathroom complete with a freestanding bath and separate rainfall shower.



Two further double bedrooms are arranged off the landing, both filled with natural light and enjoying spectacular views across the grounds. One benefits from a dual-aspect outlook with exposed beams, while both are served by a well-appointed Jack and Jill shower room.

The principal suite provides a truly exceptional retreat. Enjoying a triple-aspect outlook and deep-set windowsills, the bedroom is flooded with natural light and enjoys picturesque views across the gardens. A bespoke dressing area, complete with fitted wardrobes and a vanity unit, leads through to the ensuite bathroom, beautifully appointed with Samuel Heath fittings, a freestanding bath, double walk-in shower and underfloor heating for added comfort.

A staircase rises to the second floor, where a further generous double bedroom benefits from its own ensuite shower room, creating ideal accommodation for guests or family living.

Complementing the house is an outstanding detached entertainment building, offering exceptional versatility. The ground floor is centred around a spacious games room with bar area, complete with a wine fridge and bifold doors opening directly onto the patio, creating a superb space for entertaining. Beyond lies a dedicated gym, while a staircase rises to an impressive cinema room above. Benefitting from its own independent heating system, and bathroom, the building provides outstanding flexibility for recreation, entertaining or home working.

Woodhall Manor perfectly combines the grandeur and character of a historic manor house with the practicality, comfort and flexibility of modern family living.

Outside

Woodhall Manor boasts a remarkable sense of privacy and seclusion whilst remaining just moments from the village centre, public house and shop. Electric gates open onto a substantial gravel driveway, providing ample off-road parking alongside an EV charging point, double garage and access to the entertainment outbuilding.

The front elevation is particularly attractive, softened by mature planting and climbing roses which adorn the stone façade throughout the seasons. Formal hedging and elegant arbours frame the approach, creating a memorable first impression.

To the rear, the south-west facing gardens wrap gracefully around the house and have been beautifully landscaped in a quintessential English style. Extensive lawns are bordered by mature, well-stocked flowering beds, providing seasonal interest throughout the year.

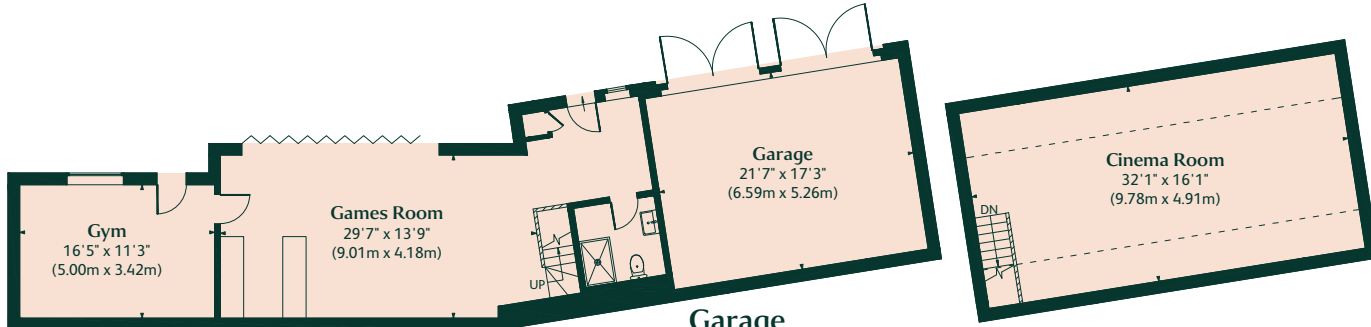
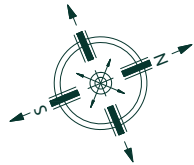
An expansive dining terrace extends directly from the principal reception rooms, creating an exceptional setting for outdoor entertaining, with ample space for dining and seating areas. Beyond, a charming summer house, complete with heating and electricity, provides a peaceful retreat within the gardens. A useful garden shed provides further practicality.

Beautifully private and exceptionally well maintained, the gardens provide the perfect backdrop to this remarkable period home, offering outstanding space for both entertaining and relaxing within one of the area's most desirable settings.



Floorplans

Approximate Gross Internal Area
Main House = 455 sq.m/4898 sq.ft
Outbuilding = 115 sq.m/1238 sq.ft
Garage = 34 sq.m/361 sq.ft
Total = 604 sq.m/6497 sq.ft



Outbuilding Ground Floor

Outbuilding First Floor



Ground Floor



Second Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	70
39-54	E	55
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

General Remarks

Council Tax

Band G

Directions

From Stamford take the B1443 towards Barnack and Bainton. Continue into the village of Helpston, passing the village shop, then turn right onto Woodgate. Continue past The Bluebell Inn and, after approximately 300 meters, Woodhall Manor will be found on the right-hand-side, accessed through gates leading to a private driveway.

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.

Services

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

Statutory Authority

Peterborough County Council

Tenure

Freehold

Viewing

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

What Three Words

Teaches.grumbling.probable



Google Earth

Suggested boundaries for illustrative purposes only

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