

MIDDLE FARM

SOUTHORPE, STAMFORD

KING WEST




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St Mary's Street, Stamford Lincolnshire, PE9 2DE
Tel: 01780 484520
Email: stamford@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants
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An exceptional five-bedroom home with a self-contained annex and superb equestrian facilities, set within around seven acres of private grounds on the edge of Southorpe village.

Middle Farm

Main Street, Southorpe, Stamford, PE9 3BX

Stamford (5 miles), Peterborough (9.5 miles) (Trains to Kings Cross in approx. 50 minutes), Oundle (12.5 miles), Oakham (19.5 miles) (All times and distances are approximate)

- Stunning Converted Stable Block with Annex, Land & Equestrian Facilities
- Offering unique and versatile living spaces, mainly arranged on the ground floor
- Modern kitchen with large island and integrated appliances
- Characterful living room with log burner and separate study
- Four spacious bedrooms, each with its own ensuite
- Principal suite with standalone bath and separate ensuite shower room
- Secluded courtyard garden with lawn, patio and dining terrace
- Recently renovated self-contained one-bedroom annex
- Approximately seven acres of paddock land and brand-new stables
- Situated in the sought after village of Southorpe

A beautifully reimagined former stable block, this exceptional home now offers a seamless blend of contemporary living and period charm.

Situation

The attractive, semi-rural village of Southorpe is set in rolling countryside approximately 10 miles northwest of Peterborough and two and a half miles from the A1/A47. The village comprises a mixture of houses and cottages, many of which are listed for architectural and historic reasons. Local facilities can be found in the neighbouring village of Barnack; these include a primary school, public house, and a church, together with local cricket and bowls clubs. Stamford to the north offers a wider range of market town facilities. To the east, Peterborough is the main regional centre with a full range of shopping, recreational and educational facilities, together with a main line inter-city rail- link to London King's Cross with a publicised journey time of approximately 50 minutes.

Description

A beautifully reimagined former stable block, this exceptional home now offers a seamless blend of contemporary living and period charm. Believed to date back around 100 years, the property underwent a complete renovation, creating a home that is both traditional and contemporary in equal measure.

Occupying a private position behind private gates with generous parking and extensive equestrian facilities, the property extends to approximately seven acres in total. With flexible accommodation, a self-contained annex, and planning permission for further development, this remarkable home is perfectly suited to multi-generational living, equestrian pursuits, or anyone seeking a peaceful countryside lifestyle enhanced by modern comfort and convenience.

Accommodation

The property offers unique and versatile living spaces, mainly arranged on the ground floor.

Upon entering the property, a newly constructed glazed entrance forms a striking introduction to the property, with timber-framed windows and French doors opening onto the central courtyard. From here, the accommodation flows beautifully, revealing spaces that are functional and full of character.

The kitchen is a showpiece of contemporary design with sleek Quartz worktops, luxury oak-effect LVT flooring, twin ovens, a full-height fridge and freezer, integrated dishwasher, wine fridge, and a dedicated coffee station. A separate utility room housing a Belfast sink, the oil-fired boiler, and additional storage.

The main living room is a wonderful space, bright and open, with a vaulted ceiling and a log burner set beneath a solid timber mantle. Two sets of French doors open onto the garden, flooding the room with natural light and creating a superb connection between indoor and outdoor living.

The ground floor hosts four well-designed bedrooms, each with its own unique layout and features. One offers a raised mezzanine bed, seating area, and stylish shower room, while another benefits from its own mezzanine level, a large wardrobe, Velux and internal windows, and an elegant en suite. Another double bedroom looks towards the parking area and has convenient access to one of the property's four bathrooms.

A versatile study completes the ground floor, offering excellent potential to serve as a fifth bedroom if desired.

Occupying the first floor, the principal bedroom is a true sanctuary, featuring a vaulted ceiling, bespoke built-in wardrobes, and a freestanding bath perfectly positioned beneath a Velux window. A charming open fireplace adds a touch of character and warmth to this peaceful retreat.

The bathrooms throughout the property have been finished to an exceptional standard. The principal bathroom features a Japanese-style smart toilet, a bespoke double concrete basin, a double walk-in shower, and generous built-in storage.


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Floorplans

Approximate Gross Internal Area

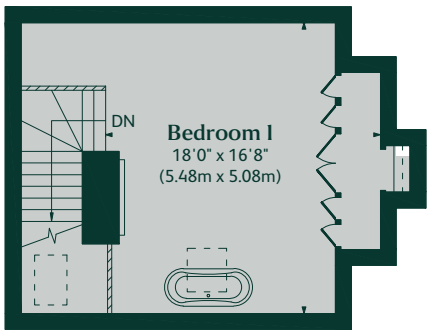
Main House = 203 sq.m/2180 sq.ft

Annexe = 47 sq.m/507 sq.ft

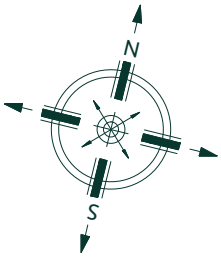
Stables = 72 sq.m/777 sq.ft

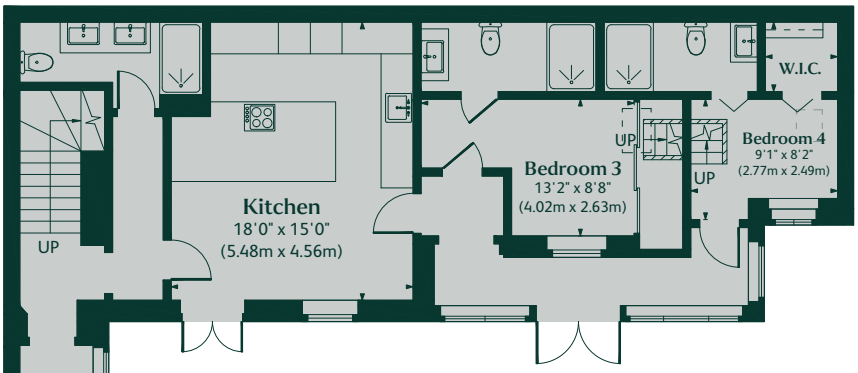
Barn = 22 sq.m/238 sq.ft

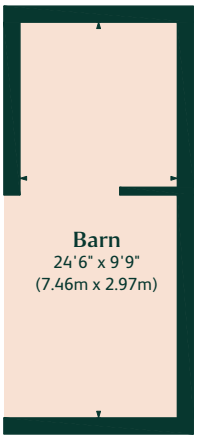
Total = 344 sq.m/3702 sq.ft



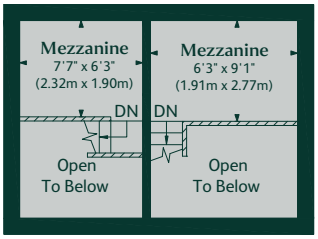
First Floor



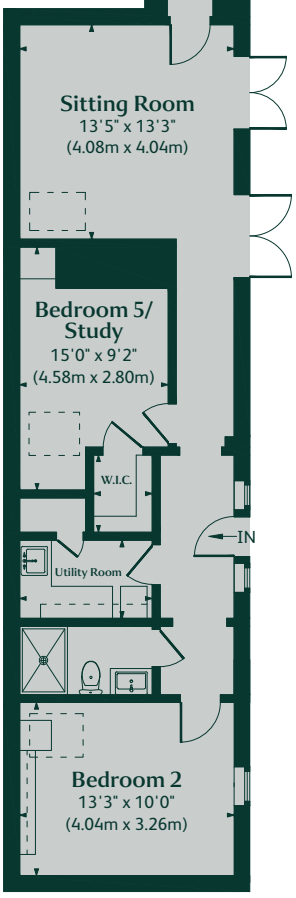




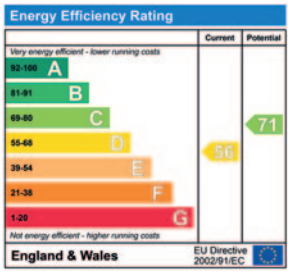
Barn

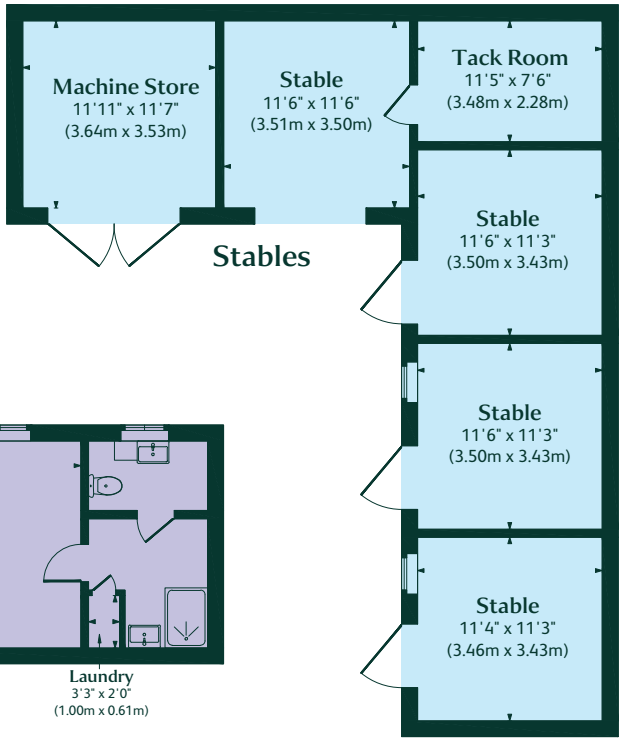


Mezzanine

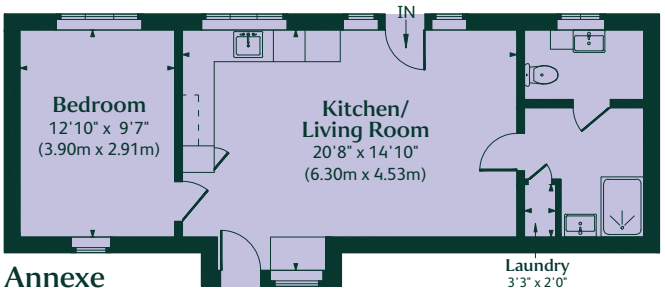


Ground Floor





Stables



Annexe

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Outside

Approached via a private gravel driveway, the property provides ample parking and two electric vehicle charging points. The private driveway has right of access to the neighbouring property.

The landscaped gardens are enclosed by attractive walled and fenced boundaries, offering a high degree of privacy.

In the garden, paved terraces provide space for entertaining, while a lawned area adds greenery and softness to the layout.

Several sets of doors from the main house open directly into the gardens, creating an easy flow between the interior and exterior spaces. perfect for family life and entertaining alike.

Equestrian Facilities & Land

The property extends to around seven acres and offers superb equestrian potential. A newly constructed stable block includes three stables, a feed room, a tack room, and a large additional store that could be converted into a further stable if required. Planning permission has been granted for the construction of a 20m x 40m arena, providing excellent scope for equestrian training and recreation.

The land is divided into summer and winter grazing paddocks, all enclosed by secure stock fencing and accessed via metal five-bar gates. There is ample hardstanding for horseboxes and larger vehicles, with access via a separate entrance. A coded gate ensures both security and privacy.

Beyond the main paddocks lies a long strip of land following the course of a former railway line, which offers potential to create a canter track or further development.

The property also features a hay barn, vegetable beds, a poly greenhouse, a chicken coop, and a pretty stream running along one boundary, enhancing the rural charm of this idyllic setting.

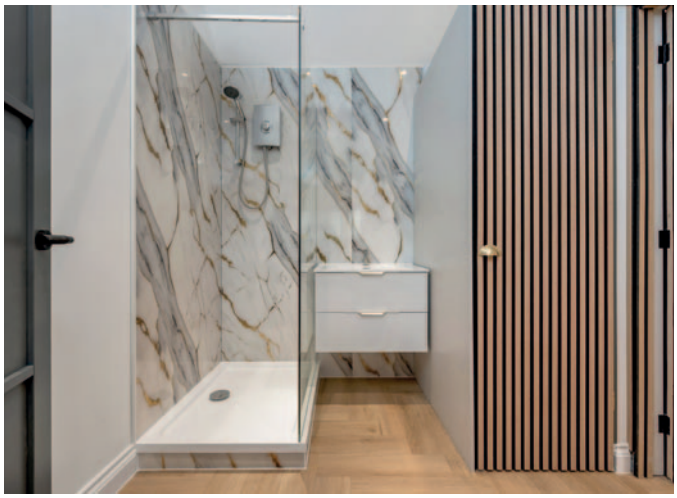
The Annex

The self-contained annex is finished to the same high specification as the main residence and provides valuable flexibility, ideal for guests, or potential rental use (subject to permissions). The accommodation comprises a spacious open-plan kitchen and living area, a large double bedroom, and a cleverly designed hidden bathroom with separate shower, WC, and sink. A utility cupboard provides additional practical storage. The annex benefits from an independent electricity supply and has planning permission to extend.



















General Remarks

Council Tax
Band G

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.

A hot tub, pergola, and outdoor seating area with fire pit are available by separate negotiation.

Overage
The property is offered for sale subject to a new development overage provision which will require the purchaser/s (or their successors in title) to pay to the previous Vendors 10% of any uplift in value as a result of a planning consent for non-agricultural use.

Planning Permission
A full planning application was made to extend the annex and to build a menage in the field. Please contact the agent for planning references.

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

Statutory Authority
Peterborough City Council

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 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.

Sporting, Timber and Mineral Rights
In so far as they are owned by the vendors, rights of sporting, timber and mineral are included within the sale.

Tenure
Freehold

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

Directions
From Stamford take the A1 South, take the exit following the signs to Peterborough (North) A47 and at the roundabout take the first exit on to the A47. Take the next left signposted to Southorpe and Ufford. Continue along this road for several miles and on entering Southorpe, Middle Farm is set back from the road, on the right-hand side within the centre of the village. The property can be found by following the gravel driveway.



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