

# Druidston House, High Street

Stanwick, Northamptonshire NN9 6QA



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Superb, Stone, Six-Bedroom, C19th Village Home, with Wonderful Walled Garden

A lovely, detached and unlisted, 6-bedroom, stone and slate home, with an unusual, stone-built summerhouse, not to mention a tower. In a quiet lane of the historic village of Stanwick, the house has been extended at the back from its 1814 origins, while leaving a wonderful, landscaped, walled garden, a detached, double garage and driveway parking for 3 cars. It's little wonder that this is the first opportunity since the turn of the millennium to own Druidston House.

Stanwick lies in the heart of the Nene Valley, bypassed by the A45, which provides quick access to Rushden Lakes Shopping and major supermarkets, all within 4 miles, to Wellingborough Railway Station, with its fast trains reaching London in 45 minutes, and to the A14 and onward to Cambridge and Stansted Airport.

The village is blessed with great facilities of its own. Wander to the beautiful C13<sup>th</sup> Church of St Laurence, and to the beautifully restored C18<sup>th</sup> village pub named after the Iron Duke, the first pair of his eponymous Wellington boots having been made in Stanwick. The Stanwick Hotel, as well as a super shop, post office and wine bar, all in the old school building, are just a short stroll away. The village hall hosts all manner of events and societies, and the playing fields a choice of sports. Walk the children to their primary school, just 350 yards from your front door. They can cycle to the secondary in Raunds. Or a bus can take them to a top private school in Kimbolton.

As well as the surrounding countryside, Stanwick has a Country Park, within 750 acres of wonderful wetlands, the picturesque lakes and reed beds a magnet for redwing, fieldfare and egrets. While walking or cycling here, you might be lucky enough to see a mesmerising murmuration of starlings. Children can enjoy the adventure playground and learn about one of the largest archaeological sites excavated in the UK, a Roman villa having been discovered here. Imagine having all this on your doorstep. Richard Cumberland, the renowned C18<sup>th</sup> dramatist, whose father was Rector at St Laurence, described the village as "that retired and tranquil spot". Whilst it's now close to every facility and great travel links, the heart of the village still feels that way.







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## AT A GLANCE

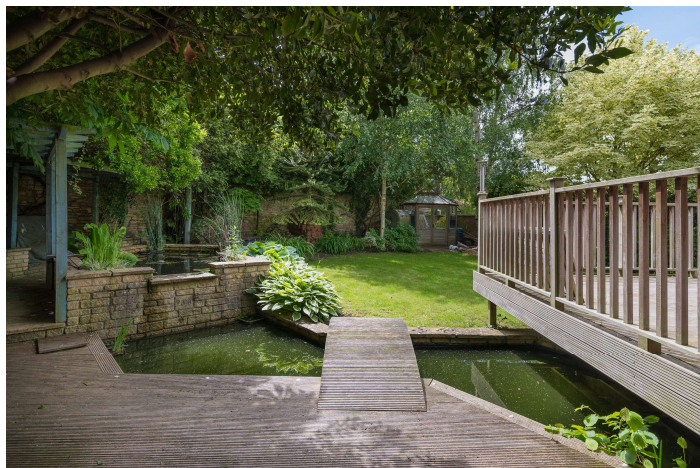
Unlisted / 6 bedrooms and 3 bath/shower rooms over 2 floors – as follows:

- First floor - **Main bedroom**, with fitted wardrobes and **bathroom** (jacuzzi bath / separate shower) / **2 further bedrooms**, including double that's been used as a study, with fitted cupboards and shelving / **Large single**, with basin, that's been used as a nursery
- Second floor - **Guest bedroom**, with built-in cupboards and **shower room** / **2 further double bedrooms**, one with built-in wardrobes and one that's been used as a sitting room / **Bathroom**, with bath and shower, on second floor
- **Kitchen**, with island seating. Appliances: Blanco 1.5 bowl, single drainer composite sink; Neff double oven; built-in microwave; 5-burner gas hob; chimney hood; integrated 50:50 fridge/freezer; Bosch built-in, stainless-steel dishwasher
- **Utility room**, with spaces for washer, dryer and American-style fridge/freezer
- **Dining room** (open to kitchen and sitting room)
- **Sitting room**, with multifuel stove (check before use)
- **Hall**, with **cloakroom**
- Mains gas central heating (Vaillant boiler)
- **Gardens**, with potting shed/greenhouse / **Stone-built Summerhouse**, with raised, decked sitting area and a room below, currently used as a **workshop/wine cellar** / Garden lighting and sprinkler system
- **Double garage**, with electric door / Driveway parking for 3 cars



## FURTHER FACTS & FIGURES

- Full fibre 900 broadband availability (BT's best service) / Council tax band: G / EPC rating: tbc
- Wellingborough Railway Station: 8 miles – fast trains to London: 45 minutes
- School catchment: Stanwick Primary: 350 yards / Manor School, Raunds: 1.9 miles – Both rated Good
- In village: Pub, Shop, Post Office, Wine bar, Hotel & Restaurant, Country Park, Lakes & Café





With a beautiful magnolia at the front, an old pear to the side and wisteria at the back, you might think that your new home could not make more of an impression. Then, come autumn, the Virginia creeper clothing the lovely stone, turns to glorious, unrivalled shades of red and orange. Impressive enough though that is, and whilst you'll no doubt usually use the back door into the utility, it's quite something to be able to welcome visitors into an entrance hall within a tower.

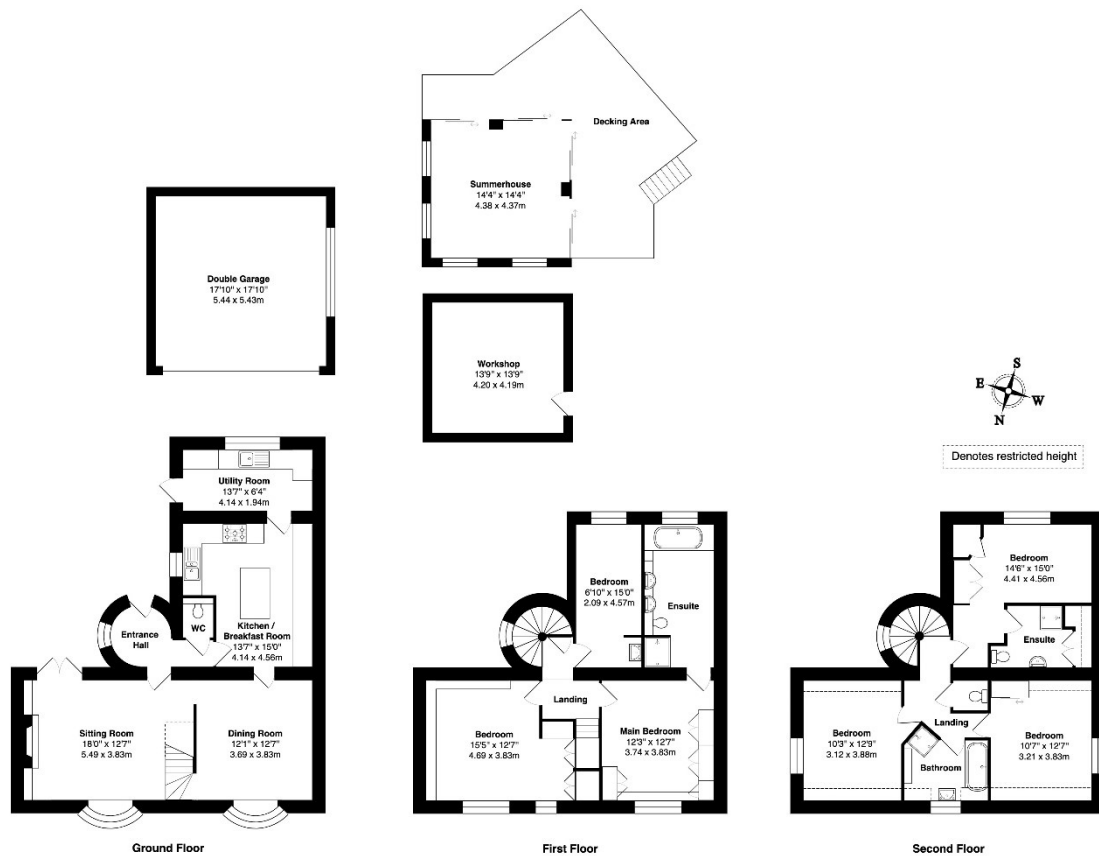
And that tower leads to top floor rooms that might stimulate competing claims, with their sloping or vaulted ceilings and commanding views of church, garden or countryside. Guests will love the back bedroom, which has its own shower room. But with a bathroom between the other two rooms, the floor could be a fabulous teenage retreat, or even an amazing main bedroom suite. The existing main bedroom would be hard to give up, though, with its super bathroom, large enough for two vanities. Wallow in its jacuzzi bath with glass of champers and enjoy the bubbles in more ways than one.

Breakfast at the kitchen island, entertain in the dining room, and come home from that winter walk around the lakes to a roaring log fire in your sitting room, with its beautiful beams and a window seat that looks over the lane to 'Footsteps', the thatched cottage that thinks Druidston House is a youngster. 'Blacksmith's Barn' being another neighbour, the intricate wrought ironwork that separates the staircase from the two rooms seems particularly appropriate.

French doors from the sitting room lead out to the south-facing garden and a summerhouse that, while needing a little tlc, could be anything from a super party place to an Airbnb annexe. Completely private, a little nature trail winds its way beneath beautiful silver birch, variegated acer and strawberry trees around a circular lawn to a waterfall tumbling between two ponds. Roses climb the wonderful old wall. Striking sambucus, tamarisk and monkey puzzle trees vie for attention. Sitting on the summerhouse decking, bird song filling the air, Cumberland's "retired and tranquil spot" could describe this very place.







**Area of Main House: 2073 ft2 ... 192.6 m2**  
**Area of Double Garage: 317 ft2 ... 29.4 m2**  
**Area of Workshop: 189 ft2 ... 17.6 m2**  
**Area of Summerhouse: 209 ft2 ... 19.4 m2**  
**Total Area: 2788 ft2 ... 259 m2**

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

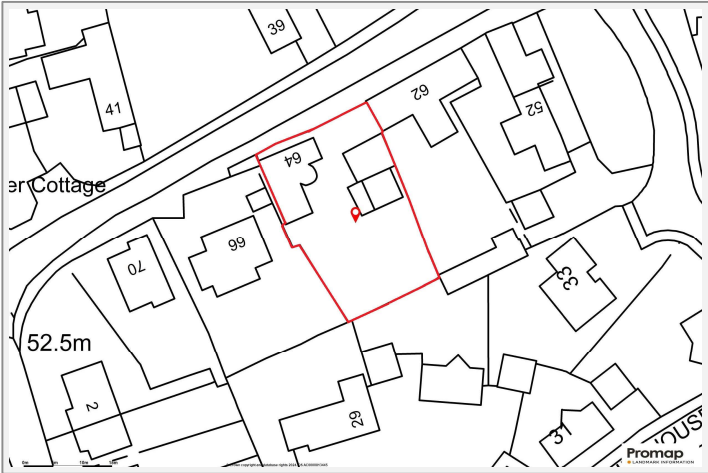






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To discuss this unique home or one you wish to sell, please contact us.

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