

5 Fotheringhay Mews

Oundle, Northamptonshire PE8 4NH



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Superb Malthouse Conversion. With Private, South-Facing Garden, in Historic, Riverside Market Town

One of only five, a lovely, bright and modern, 3 or 4-bedroom, end-of-terrace home within the impressive, converted 18th century, listed malthouse of the Smith & Co Brewery. Built of oolitic limestone and roofed in Collyweston limestone slates, in common with most of the gorgeous buildings of Oundle, your new home is set around a yard, within which you have two car spaces nearest to your front door and, unusually, your own, easily maintained, private garden, complete with a super summerhouse. A 21st century home in an historic building on the edge of the conservation area of this small, unspoilt market town.

Oundle, with the River Nene flowing through its rich agricultural lands, has always been a prosperous town, with thriving markets, including farmers' markets, being held in the square for over a thousand years, and both the brewing industry and the prestigious private school, one of the finest in the world, contributing much to its development.

The town is just 14 miles from Peterborough station, from where fast trains reach London in 47 minutes, and it's well-placed for travelling around the Country by car, with quick access to the A1(M) and the A14.

The behaviour and appearance of pupils as they walk around town says a lot for the high standards of Oundle School, as well as the state primary and secondary schools, both of which have recently been rated 'Good' or 'Outstanding' in all areas by Ofsted.

You'll be able to use Oundle School's state-of-the-art sports facilities, including one of the few Olympic-sized pools in the Country. And every other facility and amenity is within a short stroll, from surgery, dentist and chemist to a fine range of independent shops and numerous highly thought of eateries. Moreover, Waitrose is opposite your new home.

Look forward to the World Conker Championships, held close by in the village of Shuckburgh; moor your boat at the Marina; walk your dog along the river or around the lakes in Barnwell Country Park on the other side of the ancient bridge into town. Something for every member of the family. A wonderful environment in which to live.



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AT A GLANCE – 3 or 4 bedrooms over 3 floors

Top Floor:

- Main bedroom, with mezzanine floor and shower room
- Smaller double bedroom
- Landing, with Airing cupboard

1st Floor:

- Further double bedroom (currently used as a hobby room)
- Bathroom, with freestanding bath
- Sitting room, with woodburner-style gas stove

Ground Floor:

- Kitchen/Breakfast room, with multifuel stove and space for table and sofa. Appliances include Belfast sink, with drainer grooves; freestanding Rangemaster double oven, with 4-zone induction hob and ducted chimney hood; spaces for washing machine and American-style fridge/freezer (existing Smeg by negotiation)
- Dining room, with door to hall and open to kitchen (could easily be closed off to restore it to former uses as a 4th bedroom or an office etc.
- Hall, with understairs coat and shoe space and Cloakroom
- Mains gas central heating to radiators / Double-glazed wooden windows throughout
- Summerhouse, with power and light
- Garden, with tool shed and low storage unit
- 2 designated parking spaces



FURTHER FACTS & FIGURES

- Ultrafast full fibre broadband availability / Council tax band: E / EPC rating: D:
- Peterborough Railway Station: 14 miles – fast trains to Kings Cross, London: 47 minutes
- Oundle School (private); Prince William Secondary and Oundle Primary Schools – all in the town
- Waitrose supermarket: 100 yards / Pubs, restaurants, shops, surgery, chemist: 500 yards / Marina: 1 mile



Oundle is seen by many as the best-preserved Georgian town in the Country. To own a home that is part of it seems a privilege. The name Fotheringhay Mews comes from the small village nearby, where Mary Queen of Scots was executed and from where the castle's stone and staircase was used to build the Grade I-listed Talbot Hotel, 500 yards from your front door. The Talbot was also owned by the brewery's founder, John Smith - it's a lovely place for cream teas, incidentally.

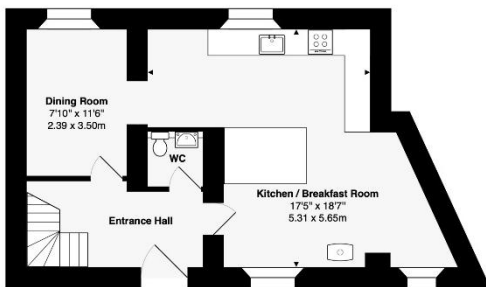
You can imagine John Smith in the malthouse, making sure that everything was on track to service the contract he'd gained to supply the Napoleonic War's POW camp near Peterborough, which contributed to his vast fortune. You can almost see the barley being hoisted to where one of the windows now is, high up in your remarkable, vaulted and beamed bedroom, with the original timber surround still in place.

In that same main bedroom, you not only have your own stylish shower room, but a mezzanine floor, which you could turn into a peaceful reading nook, perhaps. Indeed, you have so much versatile space throughout the house. The current dining room downstairs, for instance, has been used as both a fourth bedroom and an office.

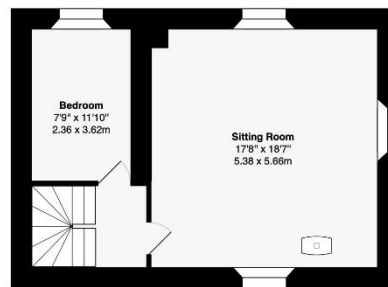
Your main sitting room is, unusually, at the top of the shallow-rising staircase and stretches the entire depth of the house, with views towards the town bridge on one side and over the lovely old town roofs on the other. Yet there's no doubt about the hub of the home. The kitchen, with its granite-topped, Shaker-style furniture, was designed for a dining table in its arched area and is large enough for a sofa, too, alongside the stylish multifuel stove - so cosy in winter, yet with sunshine pouring in through deep-silled wooden windows from the south-facing garden.

Of the malthouse homes, yours is the only one with a garden, its beautiful stone wall adorned with clematis and jasmine, with rose of the year 'For Your Eyes Only' flowering continuously from July to September, and Holy Flax, 'Icicles' Licorice Plants, Saxifraga and other pretty, aromatic shrubs adding interest amongst the Cotswold gravel. Birds sing from the young boughs of the white hawthorn, eucalyptus and silver birch, while you have morning coffee in your lovely summerhouse - a nice place to work, too. Relax on the Yorkstone terrace with an evening glass of wine and toast your good fortune.

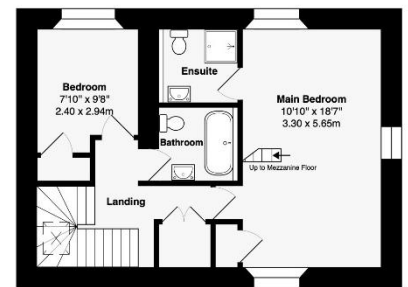




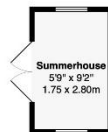
Ground Floor



First Floor



Second Floor



Area of House: 1555 ft² ... 144.4 m²
Area of Summerhouse: 53 ft² ... 4.9 m²
Total Area: 1608 ft² ... 149.3 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.

ARTISTRY
 PROPERTY AGENTS

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

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