



43 MAIN STREET

UPPER BENEFIELD



Welcome to 43 Main Street, Upper Benefield – a Grade II listed five-bedroom stone cottage extending over three floors and featuring two charming reception rooms, a large kitchen-diner, and a delightful garden, all set within a Conservation Area. Dating back to 1651, Number 43 has been extended and modernised over time, with its character carefully preserved in the form of latched oak doors, mullion windows, and original beams and recently repointed internal exposed stonework.

A LEAFY GARDEN ENTRANCE

From the main street, a timber gate invites you through into a large gravel driveway that intersects the delightful rear garden before arriving at a timber double carport. Pause to admire the property's handsome stone façade, crowned by a Collyweston roof, the front of which was re-slatted in 2009.



STEP INSIDE

Follow the rear terrace to the main entrance, where a beautiful oak door with outdoor lighting opens into a pretty, oak-lined hallway. Store your shoes in the handy cupboard tucked under the attractive split-level staircase and freshen up from a country ramble in the bright and partitioned shower room to your left.

CONTEMPORARY CHARACTER

Just off the hallway, you will discover the light kitchen diner, where three large windows grant garden views from different aspects – great for keeping an eye on the kids while you sort dinner. Let your culinary efforts be helped along by the integrated fridge-freezer, Belfast sink, a big cooker with induction hob and extractor fan, and a fantastic range of units topped with granite, with more storage above. An integrated washing machine and dishwasher along with a low-maintenance tiled floor make the clean-up straightforward too. A nook for a table provides a cosy spot to enjoy a relaxed family breakfast.



Step into the original heart of the home by following the door from the kitchen through into a formal dining room, which is sure to be the scene of many intimate dinner parties. With a stone surround open fireplace, exposed beams, stonework and wall-lighting, as well as deep-set windows including a mullion to the front, it is the natural setting for Yuletide festivities and Sunday roasts.



The cosy family sitting room can be accessed straight ahead from the hallway or via the dining room or entered directly from the oak front door. Spend quality time catching up with your loved ones around the wood-burning stove, set in an Inglenook fireplace, watched over by the original beams and exposed stone walls. Or treat yourself to a quiet afternoon reading tucked up on the seat under the mullion window.



SWEET SLUMBER

The staircase ascends from the hallway and splits at a mid-level landing, where an additional staircase continues straight up to the second floor. For now, take the stairs to your right to a large first-floor landing illuminated by a lantern window and wall-lighting.

A bathroom – featuring a claw-foot roll-top bath with shower over and shower attachment, wash hand basin, complementary oak floor and tiling – serves the bedrooms. A cloakroom with separate WC sits a door along – handy on busy mornings.



The third bedroom – a bright and cheery rear double overlooking two lawns is a peaceful spot to unwind. Steps from the landing lead down to a front-facing, neutrally decorated fourth bedroom with a carpet over the original flooring and beams above. Other highlights include a feature cubby where the staircase was once set and a mullion window with a pretty shutter to the front.

Opposite, you will find another lovely double with wide oak boards laid above the original floor. This room is currently used as the main bedroom, but could be reverted to a second bedroom benefiting from beams, a charming mullion window with shutters and a lovely view over the tree-lined road and cricket club field. You'll also find an in-built cupboard/wardrobe.



A PRIVATE RETREAT

Return to the landing and then proceed to the top floor to discover a large bedroom with wood flooring and windows to the front and rear giving views over the surrounding countryside. Once used as a master, and with the room adjacent that could be a study or a dressing room, you could claim this space for your own. The second floor comes with access from both areas to a boarded loft with a water tank and a TV aerial.



STEP OUTSIDE

The driveway divides the enclosed, north-facing garden into two green spaces, while a paved terrace offering multiple seating areas waits to play the host for your next summer party. The larger of the lawns features stone edging and flower borders, shrubs and hedges, all shaded by mature apple, oak and maple trees. An outbuilding with power and shelving could be transformed into a useful workshop or a peaceful home office.



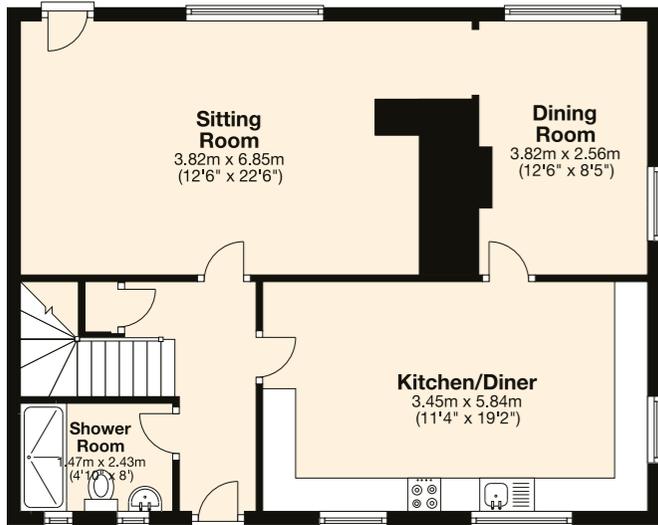
THE FINER DETAILS

Freehold
 Constructed in 1651
 Grade II listed
 Collyweston slate roof
 Oil central heating
 Conservation Area
 East Northants County Council, tax band C,
 £1591.76 (2020/21)

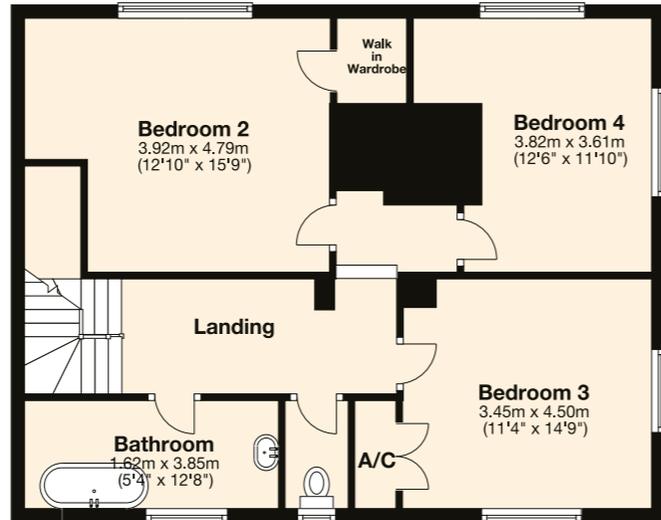
Ground floor: approx. 70.1 sq. metres (754.1 sq. feet)
 First floor: approx. 70.1 sq. metres (754.1 sq. feet)
 Second floor: approx. 37.6 sq. metres (404.8 sq. feet)
 Total area: approx. 177.7 sq. metres (1912.9 sq. feet)



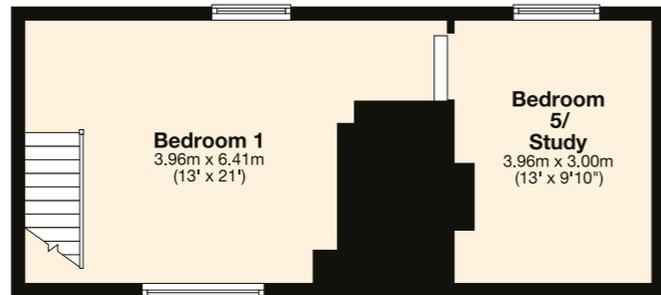
Ground Floor



First Floor



Second Floor



ON YOUR DOORSTEP

The village of Upper Benefield is a conveniently located four miles from the historic market town of Oundle, with its vibrant and well-stocked high street and a range of excellent schools, including Oundle School and Prince William School, which is on the bus route from the village.

Stamford is slightly further afield if you fancy exploring its narrow alleyways and hidden courtyards – home to a variety of speciality shops, jewellers and boutiques. Not far from Stamford, Rutland Water calls you for adventure

on the reservoir and by foot, wheels, or in tents. Commuter trains to London run from Corby station, less than 6 miles distant.

Cricket enthusiasts will appreciate that there is a recently refurbished club opposite the property. It is open to the public on Fridays and holds regular events for the community. In Lower Benefield, you'll find an active village hall and St Mary's church, so there are plenty of ways to get to know the locals, and with open countryside to explore all around, you can take a meditative stroll whenever you need some fresh air.

Local information

- Oundle 4.3 miles (8 minutes)
- Corby 6 miles (11 minutes)
- Uppingham 13 miles (24 minutes)
- Stamford 14 miles (23 minutes)
- Peterborough 18 miles (29 minutes)

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