

Where Old Meets New

The Old Bakehouse is a characterful four-bedroom stone-built home in the thriving village of Weldon, in Corby, Northamptonshire.

As you pull in from the road past the stone wall, you are greeted with the majestic façade of the property. Parking by the garage, wend your way through the fairy-tale-like archway, ripe for climbing plants, while admiring the versatile and decorative front garden.

Welcome to The Old Bakehouse

Entering the front of the house, you arrive in a stunning dining room, which you'd be forgiven for thinking was once a medieval banqueting hall. The beautiful exposed beams and stonework fills the dining space with warmth and character, whether as a cool retreat in the summer or an elegantly decorated entertaining space for the festive season. A wood burner ensures an idyllic temperature even in the depths of winter, while wood flooring keeps this a low-maintenance room. The perfect spot for a plush rug or two. Windows on two sides allow the dining room to stay light and airy as well as bursting with character.

A Sociable Hub

Walking through into the fantastic open-plan kitchen, you really have entered the heart of this home. Modern, bright, wide and long, this is the perfect space for any self-confessed foodie or home cook. Spotlighting illuminates the marble-effect worktops, and inset windows draw in natural daylight, as well as providing a niche for indoor herbs or flowers.

With plenty of storage, built-in fridge freezer, an Aga, and a handy kitchen island, the kitchen acts as the perfect hub for any social gathering. It's also the perfect retreat for the grown-ups while the kids or grandkids play in the back garden, still within view. And if you feel like keeping the dining room ready for formal occasions or evening meals, the kitchen still has ample space for a large breakfast table – ideal for kids to do their homework on or play while you can get on with dinner. The kitchen and dining room are served by a W.C. for everyone's convenience.

Historical Charm

Separate from the hubbub of the kitchen, retreat into the sitting room across from the dining room to enjoy some relaxation. Perhaps reflect on the nature of time while soaking up the historical importance of the original bread oven, which would have kept The Old Bakehouse at the centre of village life once upon a time – a talking point at any party. But now it is the perfect sanctuary, with yet more amazing stonework and beams, pretty farmhouse doors, and an enormous stone fireplace, which hosts a wood burner, a place to store logs, and candle nooks.

There is ample space for all your favourite sofas and furniture, rugs, bookcases, family heirlooms, as well as built-in shelving for those sentimental snaps. With large, deep-set windows, and neutral paintwork, the sitting room maintains a bright yet cosy atmosphere.

Tucked away behind the sitting room, and at the end of the house, is the study. Modern and low-maintenance, it's just right for working from home, as a studio space, or as a place for the younger members of the family to revise. It could also make a great playroom for the little ones, keeping the sitting room free of toys and kid-clutter.

Fantastic Family Accommodation

The door from the snug opens to a neat hallway with a storage cupboard and a staircase that leads to a wonderfully spacious bedroom above the garage, with a large dressing room and its own en suite shower room. The considered layout of this part of the house makes it possible to use this space as a self-contained annexe – if adding a kitchen into the lobby area – or as separate living quarters for an older parent or teenager's den.

The bedroom itself is light and modern, with a plush carpet and space for a double bed and some furniture. The window is actually a non-functioning door, which adds a touch of quirky character. The en suite is both functional and elegant, and the dressing room could easily become a walk-in wardrobe, a living room, or a little library. Back downstairs, the large and sophisticated snug has doors that open up onto the back garden, cooling down the house on a hot summer's day, as well as functioning as an additional party area when guests wish to retreat from the sun.

The stairs from the dining room lead to a long landing, which connects all three bedrooms on this side of the house. Nestled in seclusion on the left side of the stairway is the master suite, which features touches of the Bakehouse's history, while still being bright and spacious – where better to unwind after a busy day? Other than the en suite, of course, which boasts a huge walk-in shower and heated towel rail, and lots of storage for all those grooming supplies. Classic, clean and simple.

The first bedroom of the right side of the landing features stonework and a wooden floor. Although there is plenty of headroom, it would make a gorgeous child's room as its close to the master suite and within earshot of the adults downstairs, as well as having plenty of nooks for toys and keepsakes.

The third, double bedroom at the end of the hall overlooks the rear garden and is spacious and airy with a country-cottage feel. Older children will appreciate the peace and quiet this room provides while still feeling connected to the rest of the household.

These two bedrooms are served by the long family bathroom that separates them. With a large, wood-panelled bath, heated towel rail, basin and loo, it's everything family and guests need. The wooden floor and classic tiling make a spruce-up quick work.

Step Outside

The enclosed rear garden offers a patio area – great for a BBQ – a lawn area for kids to play on, a boarder to display a range of colourful plants, a place to grow a few vegetables, and a useful greenhouse for potting around in. A lovely space for lounging in the summer with a cocktail or for gardening under the spring sunshine. The Bakehouse really is the house for all seasons.

Near and Far

Weldon is two miles from the centre of Corby, which has a fantastic range of shops and leisure facilities, including the Corby East Midlands International Swimming Pool. The town is located along the A43, A427, A6003 and near the A14.

Corby is served by six bus routes to local towns and cities, and the East Midlands Railway runs hourly services to London St Pancras. There is also a peak-time service that runs north.

Weldon CoE Primary School serves the local area and a pre-school runs in the village hall. Weldon itself has two pubs, the CAMRA-approved Shoulder of Mutton and The George, formerly a 17th Century coaching inn. St Mary's Church is an early-13th Century limestone church and is located just to the south of the main village. There's also a doctor's surgery.

Sports clubs include the Weldon Cricket Club and Weldon United. With a WI, Royal British Legion, art group, and an amateur theatre school, there's plenty of ways to become a part of community life.

A Warm Welcome

Orchard House is a modern, three-bedroom detached home nestled in Glapthorn village just a couple of miles away from the historic town of Oundle, and a stone's throw from a medieval church.

Enter through the bespoke, hardwood front door into the light and airy hallway. If you can resist ascending the inviting oak balustraded stairs, head to the open-plan kitchen-dining area to relax and enjoy a brew while admiring the view of the peaceful church or the pretty lawned garden.

When you're in the mood to entertain, the Rangmaster stove with induction hob, double oven, overhead extractor, granite work surfaces, and full suite of integrated appliances has you covered and, of course, you can chat to your guests while cooking – and enjoying a glass of vino. The cream-coloured units and spotlighting make the kitchen-diner a radiant, refreshing space for spending quality time with family and friends.

When the kids, pets, or muddy-booted friends invade this heart of the home, the easy to clean tiled floor and the adjacent utility room with sink offers the perfect place to restore order, as well as providing a convenient depository for boots and coats when coming in through the garden.

Family Friendly Flow

Orchard House doesn't just offer scope for entertaining; across the hall, and with a view of the church, you will find a study with plenty of space for shelving, filing systems, and fibre-optic internet – a suitable hub for any digital nomad or flexi-worker.

The sitting room provides the perfect retreat for the cold, dark winters; you'll hardly notice the clock change while snuggling up in front of the Aga multi-fuel stove, flanked by a beautiful stone fireplace. The Karndean flooring gives a rich undertone to the room that will compliment any plush rug, furniture, family heirlooms or pictures. In the lighter months, the windows draw the garden into the room, making it the perfect place to while away the afternoon with a good book.

All the rooms downstairs are serviced by a WC for everyone's convenience.

Sleep Well

Upstairs, three double bedrooms provide ample room for everybody to unwind and recharge. The master bedroom, at the rear of the house, is given a luxurious feel by the full height pitched ceiling with exposed timber beam, and the Juliette balcony sets the tone for any romantic

evening. Choosing an outfit is a doddle thanks to the large fitted wardrobes, which keep this beautiful, light room clutter-free, and an alcove provides the opportunity for a chest of drawers or a bookcase. An en suite shower room, with Vitra sanitary ware, glazed shower cubicle, heated towel rail, WC and washbasin offers a private space to prim and polish.

Across the light-flooded, half-galleried landing, the modern, tiled family bathroom has a spa-like feel and may just tempt you into lighting a few candles and drawing a bubble bath. There is also an overhead shower.

The two double bedrooms at the front of the property are elegantly decorated and boast lovely views across to the church – a tranquil retreat for family or guests.

A retractable loft-ladder leads to an attic room, easily large enough for a study, library, gym, hobby or games room, and quite literally takes entertainment to a whole new level. This converted space has spotlighting, Velux windows, and ample storage, so anything is possible here.

Step Outside

Constructed with local dressed stone in 2012, the property has been designed to chime with the historic feel of Glapthorn's older buildings. As you arrive by the cottage-garden flower beds, you will notice that the elegant exterior is finished with ashlar window sills, lintels, plinths, and a blue slate roof.

The garden is surrounded by a beautiful limestone wall perfect for climbing roses and providing privacy in which to relax or host a party on the easy to maintain lawn. There are several places suitable for seating, one of which set under a pergola to provide shade on those lazy, summer days, as well as room for potted plants or vegetable planters.

Double gates provide access to a timber shed, and from the off-street driveway straight into the garden at the rear of the house.

At the side of the house, a pedestrian gate allows access to and from the main street, the side passage providing a convenient place to store refuse or prop up a bike.

There is no chance of getting chilly; the house is supplied by an air source heat pump to underfloor heating on the ground floor and the first floor, with rooms featuring separate thermostats, eliminating arguments between the hot- and cold-blooded members of the family.

Insulation conforms to modern high standards, with double glazed timber-framed windows, making Orchard House a highly efficient and low-energy consumption home, perfect for both the eco- and budget-minded.

Out and About

The village of Glapthorn – winner of the ACRE Best Village Award 2019 – is nestled in the gently rolling hills of the countryside, with plenty of footpaths and bridleways that ensure any number of stunning walks.

For nature lovers, the nearby woodland/nature reserve has Saxon earthworks and is a place of special scientific interest due to its range of species. Come for a walk in May to catch the stunning carpet of bluebells.

A village hall is the community hub, hosting a weekly village social club, along with other groups, clubs and events. The local primary school is rated Good by Ofsted.

Glaphorn is close to the market town of Oundle, which has a range of family-run shops as well as a handy Waitrose. The nearby towns and cities of Cambridge, Leicester and Peterborough provide a vast range of shops, health care, leisure and sports facilities, and restaurants, schools and universities, so everything you need is within easy reach.

Peterborough also offers mainline services to London that take around 50 minutes, making Glaphorn a great place to commute from, while still maintaining a peaceful, leafy atmosphere in which to live.

The Waldrons is a gorgeous four-bedroom farmhouse cottage nestled in the conservation village of Ashill, Cullompton, with 1.8 acres of land and equestrian facilities.

A Scenic Approach

Pull in through the side gate and past the traditional stonewall encompassing the pretty front garden and park by the barn or stables. Admire the trees as you head to the entrance porch with part-glazed door and windows, which will shelter you whatever the Devon weather has in store, and provides a convenient place to wriggle out of wellies and coats.

The front door leads you directly into the sitting room. Three windows allow light to flood into this family space and provides the immediate sense of home, and an open fireplace offers comfort year-round, as well as being a lovely focal point. With a neutral colour scheme and lots of space for your favourite items of furniture, it's easy to put your stamp on this fantastic family area. A WC in the inner hall next to the sitting room ensures convenience for guests.

Carefully Preserved Character

The kitchen lies just beyond and exudes an idyllic cottage-kitchen feel while remaining bright and airy. A double oven with hob, and the built-in appliances, make cooking a joy, especially while savouring those views over the rear garden. With all the storage and facilities you need, hosting parties and gatherings in this kitchen is a fun and sociable experience. With space for a breakfast table by the large window, it's the perfect spot to wake up gently with a brew, or you can take the garden door to listen to the early songbirds. The kitchen also boasts a wood burner to add a cosy boost in the winter months.

Walk through into the dining room where you'll immediately be struck by the characterful exposed beams and drawn towards the double patio doors that open onto the back garden. A great space in which to enjoy a Sunday roast with family and friends, or open up those patio doors for a summer party.

Off the dining room, in the old barn, is a utility area with a work surface, stainless steel sink unit, floor-mounted boiler and plumbing for appliances. This part of the house also offers a pantry,

tack room, log store, and a further storage area that leads up to the first-floor loft space. With the necessary planning consents, there is scope here to expand the accommodation facilities.

Peaceful Slumber

Returning to the inner hall, you will find stairs leading onto a landing bathed in natural light. At the end of the landing, the large and bright master suite boasts a dressing room with open wardrobe and cupboards – ideal for choosing an outfit in a snap – with a door leading into the first-floor storage area of the old barn. An en suite with panelled bath, shower, and basin is the icing on the cake, providing a place of solitude and relaxation. There's a separate low-level loo for privacy and convenience.

Adjacent to the master, bedroom four could become the perfect nursery or playroom due to its position near the master and the family bathroom, which has a bath, loo, basin, airing cupboard with immersion tank, and window.

Bedroom two features a double window overlooking the front garden, a fireplace, storage or wardrobe and shelving. Bedroom three also has a lovely view outside. Either bedroom would be perfect for guests or teenagers after more space and privacy.

Your Natural Haven

The rear garden, which can be accessed from the kitchen, dining room, and storage area, is a lush green expanse with trees, plants, and lawn. There's a patio seating area – with built-in BBQ – with a gently inclining steps onto the main garden. Here keen gardeners can make use of the potting shed and greenhouse, and budding equestrians can take in the view of the paddock.

The paddock itself is fenced in, with shady spots gifted by the fruit trees, and far-reaching views over the countryside. A stable and store lay to the side of the paddock, and the nearby stone building – currently used as another stable – has the potential to become a garage.

Local Amenities

Ashill is served by an active village hall, a quaint village pub and a small church, and has easy links to Honiton and the East Devon coast. Uffculme, less than two miles away, provides shops, a post office, library, and scenic old railway and riverside walks. The primary and secondary schools in Uffculme are rated Good and Outstanding, respectively.

Five miles from the M5, the property still offers seclusion while maintaining links to Exeter, Taunton, and London. Fast trains from Tiverton Parkway provide a quick commute to Exeter, or London Paddington within two hours. Due to its perfect positioning, The Waldrons promises peaceful county living with maximum convenience.

(An example of copy that can be used with the agent's own headings, separated here only for clarity)

Rock House is an early Victorian, Grade II listed, five-bedroom semi-detached property in Maidencombe, with scope for renovation. With stunning views across the water, sweeping gardens, and a gorgeous crenellated roofline, Rock House offers a once-in-a-lifetime opportunity to transform this historical gem into a thriving home or business.

Approaching by the main driveway, you will find a courtyard with plenty of parking. Once owned by Rudyard Kipling, who wrote fondly of his time here, Rock House has a unique cultural feel, and a plaque commemorating the famous writer graces the side of the house.

The stately front door welcomes you into the porch, with solid oak parquet flooring and Art Deco glazed windows. Go through the oak door into the hallway, which immediately radiates warmth thanks to the period fireplace. This hallway, with its Art Deco cornicing and breathtaking barley-twist staircase, is the perfect reception area in which to welcome friends, family, and guests with a statement. Imagine the staircase thronged with garlands or festive decorations, and you'll see how wonderful Rock House would be for hosting countless memorable and happy family occasions.

After a ramble over your estate, you and your guests can make use of the cloakroom with WC tucked to the side of the hallway before entering the morning room, which again oozes character in the form of a Minister fireplace and lovely ornate ceiling cornicing. French doors, with shutters, open onto the rear terrace, where you can't fail to notice the spectacular views. A wonderful entraining space, the morning room can handle a grand piano – for those Brontë-inspired evenings – and a snooker table, as well as your favourite pieces of furniture to showcase. Radius topped French doors also lead into the dining room.

No evening of entertaining is complete without a ballroom, and Rock House has the keenest dancer covered, offering an amazing space with a dance floor, surrounded by oak parquet flooring. Light pours into this incredible room through the two high and wide sash windows, crowned by more elegant cornicing, and, of course, enough head height for a chandelier. An opulent place to host everything from an evening of music to a wedding party.

Back through the hallway, you will find a study with yet more amazing sea views – where better to run your business from home while keeping an eye on your estate? Alternatively, you could use this room as a private library, exhibition room, or art studio.

An inner hallway leads into a storeroom, wine cupboard, and the bright country-style kitchen with a fantastic four-oven Aga, larder, and yet more beautiful scenery. The kitchen offers enough space for you to design your ideal set-up, whether you are a keen cook or like to keep things rustic.

The dining room, nestled between the kitchen and the morning room and accessed through a serving lobby, draws the eye over the gardens and the sea through 180-degree bay windows. A fantastic breakfast nook, you can relax and enjoy the changing seasons while pondering the history implied by the servant's entrance and truncated staircase that, in a bygone era, led to the servants' rooms. For more formal dining, be it a Sunday roast or a quintessential afternoon tea, this majestic dining area can happily handle a large table and cupboards, all lit by antique-style candle fixtures. Your guests cannot fail to be impressed by the elegant cornicing, and the fireplace boasting carved oak cheek pieces, hearth and mantel.

First Floor

Ascending the stairs, take a moment to pause on the little landing halfway up – a lovely waiting area that can hold a loveseat – and admire the gold-leaf moulding and cornicing on the feature ceiling. Or turn and gaze out at the castellated rooftop before arriving on the landing.

Head straight to the end of the landing to enter the private and secluded master suite. Two bay sash windows highlight the fabulous scenery surrounding the two aspects they showcase, and the white walls with gold trimming ensure the master brims with majesty. Several built-in wardrobes cover the storage needs of even the most enthusiastic fashionista, and the generous proportions call out for a beautiful rug and dressing table as well as glittering chandelier. This incredible space grants you the boudoir you deserve at the end of a hectic day.

Test out your eye for design and add your own version of luxury to the master en suite bathroom, which offers the floorspace and height for something truly spectacular.

Bedrooms two and three, both excellent doubles, also overlook the rear gardens and the sea and share a Jack-and-Jill bathroom, in need of some love. Bedroom two, with elegant pink hues, would make the perfect retreat for a budding princess, with the bay sash window adding a fairy-tale romantic flair. A closed fireplace provides character, and built-in wardrobes keep everything in order.

Bedroom three also boasts built-in storage and could become a delightful nursery or playroom with some work.

Bedrooms four and five, overlooking the front of the property, offer storage and are both served by an en suite bathroom. Requiring renovation, these rooms have the potential to become a fantastic guest suite or further family accommodation.

Currently, only electric heating is available upstairs.

Outside

Outside, a terrace runs along the rear of the property. Where else would you want to be on a hot, summer's day than admiring the sweeping lawn, mature, swaying trees and the curve of the blue sea beyond? A wonderful spot to hold a garden party with the crenellated roofline providing a backdrop fit for royalty.

A level area of garden has scope for recreation facilities, and when you fancy a stroll, a pathway will lead you to an iron gate, beyond which lay sun terraces and a water feature. A few acres of land at the edge of the property can be accessed via a track.

Local Amenities

Set in the heart of Torbay – The English Riviera – Rock House grants quiet serenity while being surrounded by world-class tourist attractions and facilities. Enjoy stunning beaches, prehistoric caves, and easy connection to Dartmoor, AONB and Geopark areas.

Maidencombe itself offers a rural backdrop, with sandstone cliffs overlooking Lyme Bay. The South West Coastal Path is a draw for any keen walker, and the sandy coves are ideal for fishing and swimming. Torquay, Newton Abbot, and other nearby towns and villages provide all the shops and essential amenities required, as well as good schools.

Rock House fuses the countryside with the seaside and promises peaceful living within a vibrant community.