

West Wing, Glendon Hall, Glendon Kettering,
Northamptonshire



Strutt
& Parker

Land and property. Since 1885.



3,186 sq ft (296 sq m) | Share of Freehold
1 reception room | 5 bedrooms | 2 bathrooms
Outside parking | 0.75 acres

Guide price £1,175,000

An exquisite period residence with fairytale features, set in a handsome period house in a secluded and private Northamptonshire rural setting

The Property

The handsome West Wing of Glendon Hall occupies a prominent position on the South West façade of this Grade II* listed house with magnificent views of the countryside. The Hall dates from the 17th Century with later 18th Century additions and has associations with medieval Royalty. The West Wing is brick-built with a Collyweston roof, which has been recently renovated, and has many beautiful period features including 16th Century column and pediment windows which originated from Pytchley Hall. The house was divided into four separate dwellings in the 1970's and has become the perfect home for those who crave nostalgia, tranquility and history.

The front door opens into a light-filled entrance hall with oak flooring. To the left is a chic powder room. To the right is the drawing room with its impressively high ceilings, beautiful architrave, tapestry rails, original working fireplace and wood panelled sash windows with stunning views. Across the hall, the bright and spacious kitchen and dining room has oak flooring, beautiful bespoke cabinets and Smeg appliances and is a lovely room to entertain or relax in. Within the hallway stairs lead down to a useful two-chambered cellar which would make an excellent wine cellar.

On the first floor there is a spacious triple aspect principal bedroom and a second large double bedroom with walk-in cupboard, which is currently in use as an artist's studio. The smaller single bedroom is currently used as an office. The bathroom on the first floor features furniture and taps by Lefroy Brooks. The second floor consists of two large double bedrooms and another bathroom with a freestanding roll-top bath. The whole floor is a delightful and private space which is ideal for guests and, of course, has the furthest possible views.

Outside

At the entrance, electric gates open to the driveway. To the front of the house there is a paved terrace with views across the Northamptonshire countryside. Adjacent, a lawn leads via a woodland walk to the walled kitchen garden with its orchard, the western part of which is owned by The West Wing. Additionally, there is communal ownership of a paddock within the grounds. The gravel driveway beside the house provides parking for several cars.

The West Wing has a Share of Freehold. A management committee, consisting of the four owners of the main house, runs the communal areas and individual owners have responsibility for the upkeep of their own parts of the building and gardens.

Location

The property is set in a rural location, three miles from Kettering and a mile from the Northamptonshire market town of Rothwell. Rothwell is a historic town with a pretty market square and a good selection of shops and amenities, while Kettering offers a selection of supermarkets and a wider choice of shops. There are a number of good schools in the Kettering area, including the outstanding-rated secondary, Bishop Stopford School. Local independent schools include St. Peter's, Brooke House College and Wellingborough School. Kettering's mainline station provides regular services to London St. Pancras International (1 hour), while the area is also well connected by road, with the M1 easily accessible via the nearby A14.

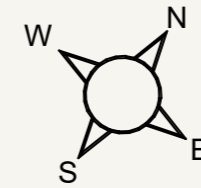
Postcode region: NN14

General

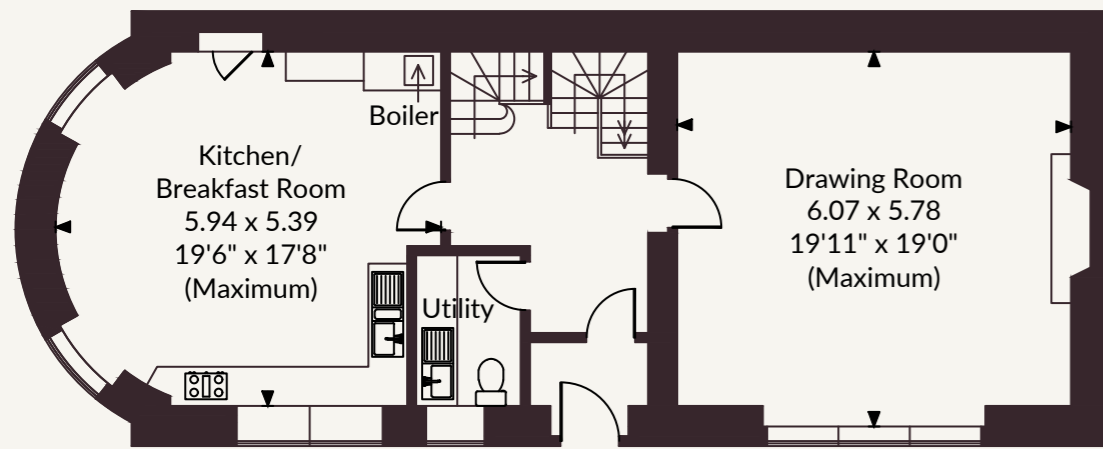
Local Authority: Kettering Borough Council Tel:01536 410 333
Services: Mains water, drainage and electricity are connected.
Oil-fired central heating.
Council Tax: Band F
EPC Rating: C
Tenure: Share of Freehold.
Underlying lease: 999 years from 29 October 1976
Management fee: For 2026/27: £80
Mobile and Broadband checker: The property is currently connected to Gigaclear. However, information can be found here <https://checker.ofcom.org.uk/en-gb/>
Fixtures and fittings: As per contract.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



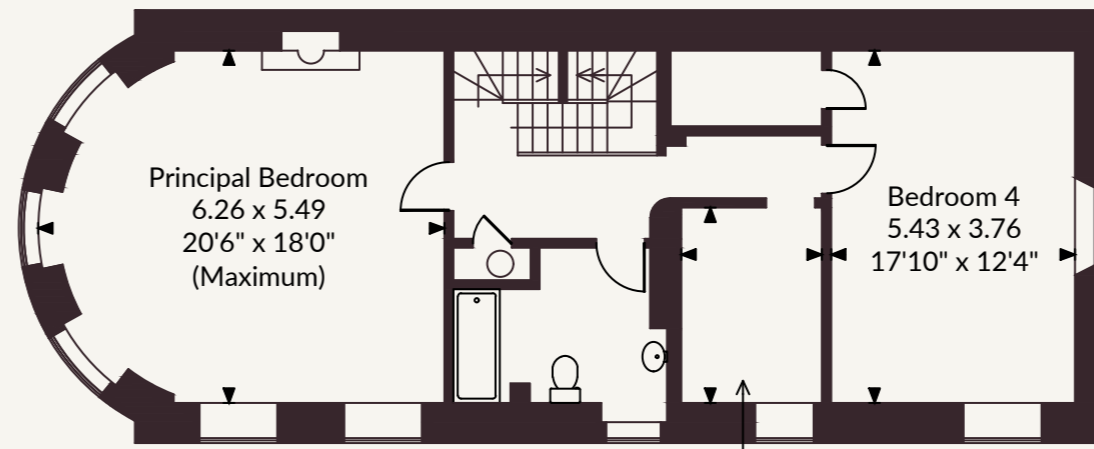
West Wing Glendon Hall, Glendon
 Main House internal area 3,186 sq ft (296 sq m)
 Shed internal area 131 sq ft (12 sq m)
 Total internal area 3,317 sq ft (308 sq m)



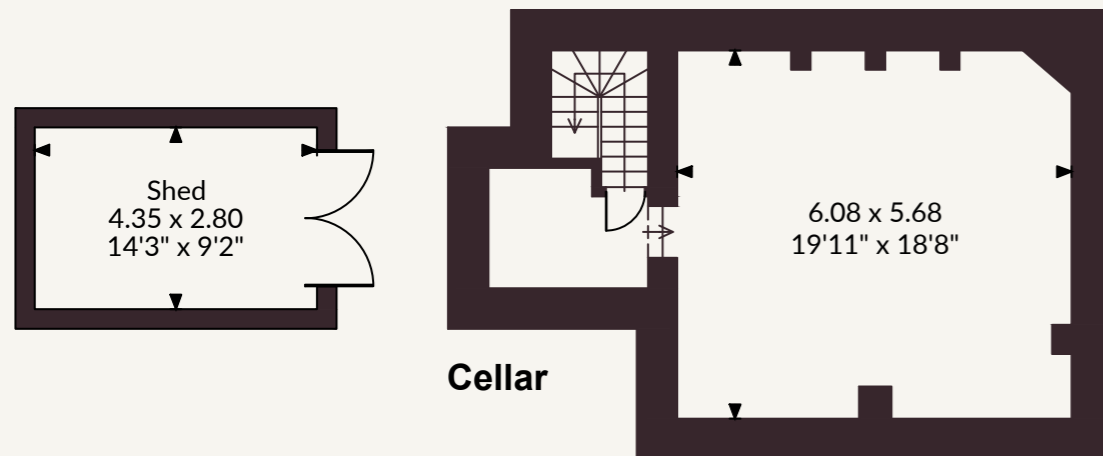
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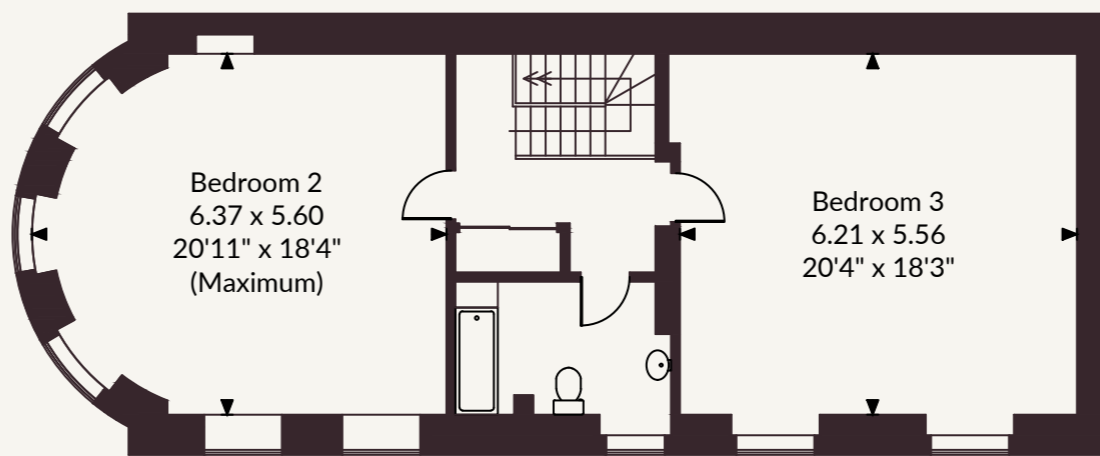
Ground Floor



First Floor



Cellar



Second Floor

Stamford

5 South View, Tinwell Road, Stamford, PE9 2JL
 01780 437 359 Option 4
 stamford@struttandparker.com

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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