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SPECIAL EDITION



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Welcome Home

I've always been drawn to the idea of home, not simply its structure or craftsmanship, but the quiet emotion it holds. Growing up, it was the small moments that lingered: the way morning light settled across familiar rooms, the stillness of evening, the comfort found in spaces that felt deeply known.

The Old Vicarage carries that same sense of calm. From the moment you arrive, there is a softness here, a home shaped patiently by time, where history feels present yet never imposed. Light moves gently through the rooms, resting on timber, stone and fabric, revealing textures that feel warm and enduring.

What defines this house is how it lives. It is a home made for gathering and retreat in equal measure, for conversations that stretch into the evening and for quiet mornings spent watching the day unfold. Each space feels considered, balanced and naturally welcoming.



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The
Old Vicarage
Where Time Moves Softly



1769



A grand welcome



Tucked quietly at the end of a private drive, behind timber gates and garden walls, The Old Vicarage reveals itself with a sense of gentle arrival. Built in 1769 as the vicarage to the neighbouring ironstone church of St James, this Grade II listed Georgian home has been restored with care, respect and a deep understanding of how historic houses are meant to live today.

Four principal reception rooms unfold from the hall, each offering its own atmosphere while remaining connected by a shared sense of calm. Sitting rooms, snug and dining room are arranged for both gathering and retreat. Original shutters, window seats and exposed beams lend character without heaviness, while fireplaces, cabinetry and timber floors carry the softened imprint of centuries.

Step through the Heritage Blue Ribbon front door and the tone is set immediately. Flagstone floors glow beneath natural light. Antique chandeliers bring warmth. The elegant Rampant Twist staircase rises with quiet confidence. An oak handrail, polished by time and touch, leads the eye upward, while a sisal runner edged with hand forged blacksmith rods grounds the space in craftsmanship.



Where life unfolds



The reception rooms at The Old Vicarage are shaped for both shared moments and quiet retreat. Morning light filters through original shutters, settling across timber floors and window seats. Evenings draw people together by the fire.

Each room offers its own mood, from relaxed sitting rooms to a more intimate snug and a welcoming dining room where meals and conversation linger. Connected without being open, the house moves gently through the day, holding warmth, calm and an instinctive sense of ease at its heart.





Living in light



At the heart of the home lies the kitchen and family space, where modern living has been woven seamlessly into historic form. Set within a light filled orangery, this is a room shaped by daylight. A full length lantern draws light from above, while timber French doors and tall glazing invite the garden in, allowing the day to move naturally through the space.

Painted cabinetry, a central island and Karndean herringbone oak flooring create a kitchen that feels both refined and relaxed. Designed for everyday living. Long breakfasts, shared meals and unhurried evenings. The atmosphere shifts effortlessly from bright and open by day to soft and intimate by night through thoughtful lighting.

Practical spaces sit quietly alongside. A pantry. A cloakroom with exposed beams. A bespoke laundry and secondary staircase, once used by servants and now reimagined as part of the home's natural flow. Every detail has been considered, allowing the house to feel functional, comfortable and effortless without losing its soul.





Sweet dreams



Upstairs, Georgian proportions reveal themselves in full. High ceilings create an unexpected sense of space, while original shutters replace heavy drapery, welcoming light each morning and closing gently at dusk.

Linen pelmets, soft floor length curtains and window seat cushions add texture without excess. Five bedrooms unfold across the first floor, each with its own character. One currently serves as a dressing room, yet remains generous enough for a nursery or single bedroom.

Built in wardrobes, carefully repainted and refitted, provide practical storage while respecting the age of the home. Underfoot, New Zealand wool carpets bring warmth and quiet. Karndean timber effect flooring continues through the landing and bathrooms, echoing the tones of the kitchen below. These are calm, restorative rooms. Spaces designed for rest, reflection and retreat.



Hertitage meets modern ease

T

hroughout The Old Vicarage, heritage is not preserved for display, but softened for living. Original shutters sit alongside linen lighting, Carrara marble vanities remain in place while bathrooms are thoughtfully updated with handmade tiling, heritage fittings and frameless glass.

The bathrooms blend old and new with confidence. Gold tapware, freestanding baths and walk in showers feel timeless rather than trend led. Heating, water and lighting systems have been quietly modernised, allowing the house to function effortlessly behind the scenes.

This is a home where technology supports life, never dominates it, where ease is felt rather than seen. While original cabinetry continues to serve its purpose, housing modern comforts discreetly within historic form.



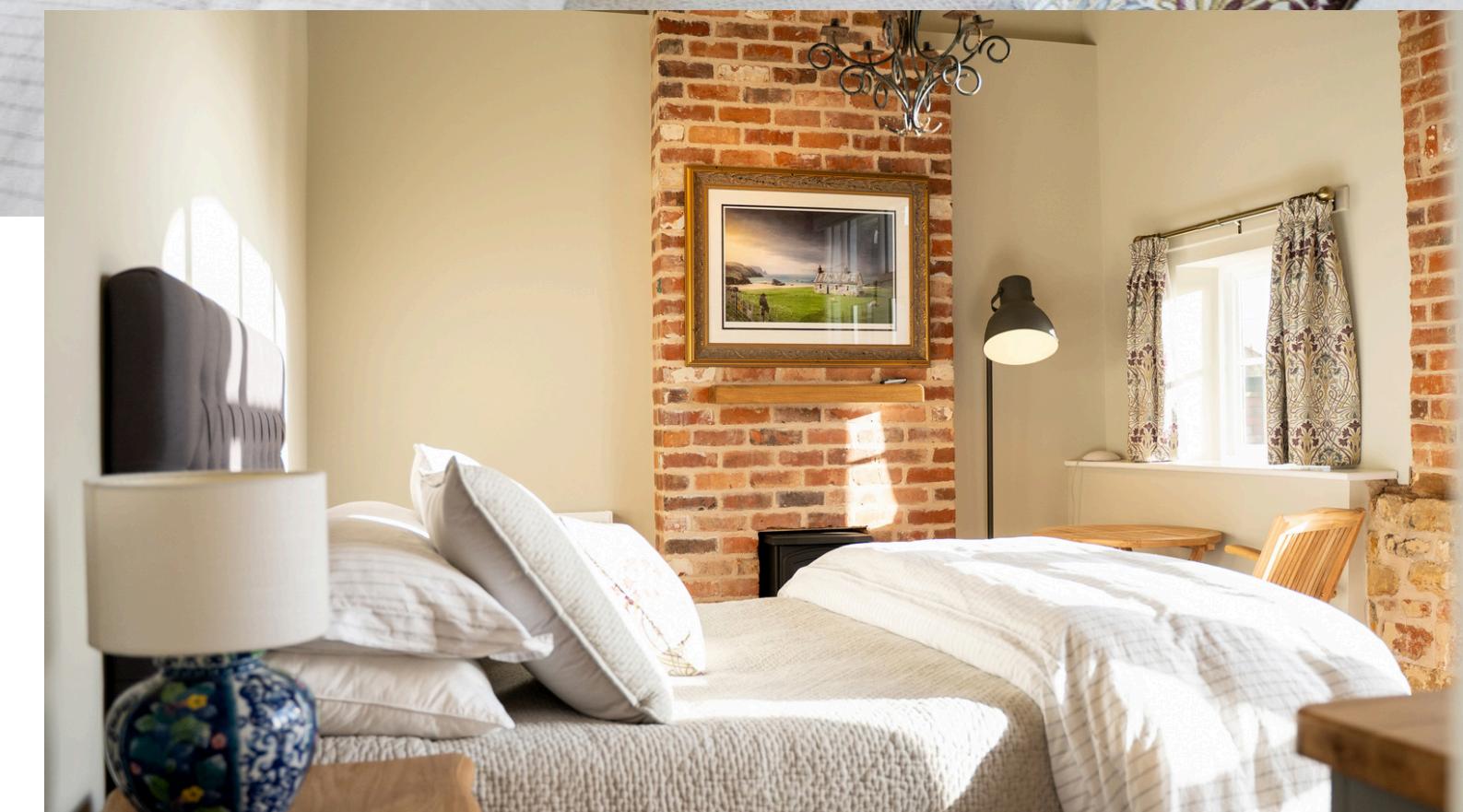
The coach house



Linked by a glazed walkway yet able to stand entirely on its own, the restored coach house offers remarkable flexibility. Once a storage space, it has been reimagined as a lofty studio retreat, filled with light and texture.

Exposed stone walls, brick pillars and a magnificent king truss frame the space, while French doors, a fanlight and velux window allow light to dance across the surfaces throughout the day. A hand painted kitchenette, herringbone flooring

and bespoke detailing complete the room with quiet confidence. Whether used as a studio, guest suite, annexe or private retreat, the coach house feels like a destination in its own right, a place shaped by vision, patience and a love of craft.



Garden where light rests gently

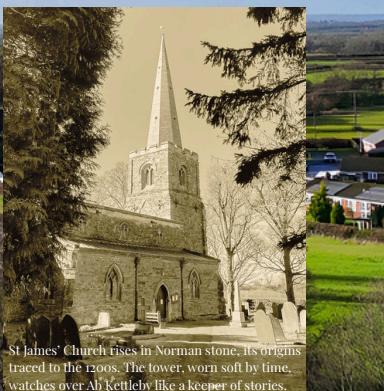


The south facing garden is enclosed, private and calm. Lawn, stone paths and planted borders unfold gently, with seating areas positioned to follow the movement of the sun. Garden walls create shelter, while a pond and wildflower area invite wildlife and stillness. Beyond the main garden, a koi pond, brick and tile shed and generous driveway space offer both beauty and practicality.

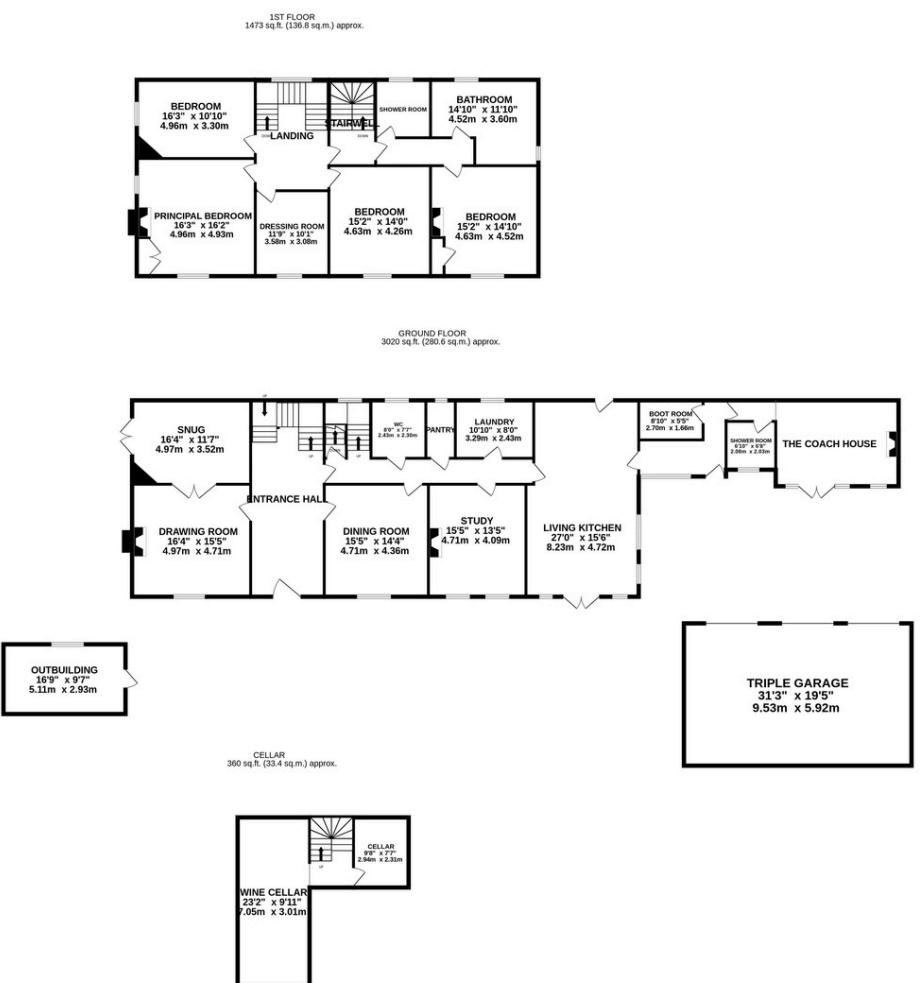
The cedar garage, with electric barn doors and charging points, sits comfortably within the setting, never demanding attention. A discreet side gate leads directly to the village pond and church, reinforcing the connection between home, village and landscape.



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St James' Church rises in Norman stone. Its origins traced to the 1200s. The tower, worn soft by time, watches over All Kettleby like a keeper of stories.



Nearest Stations:

• Melton Mowbray 3.9 miles

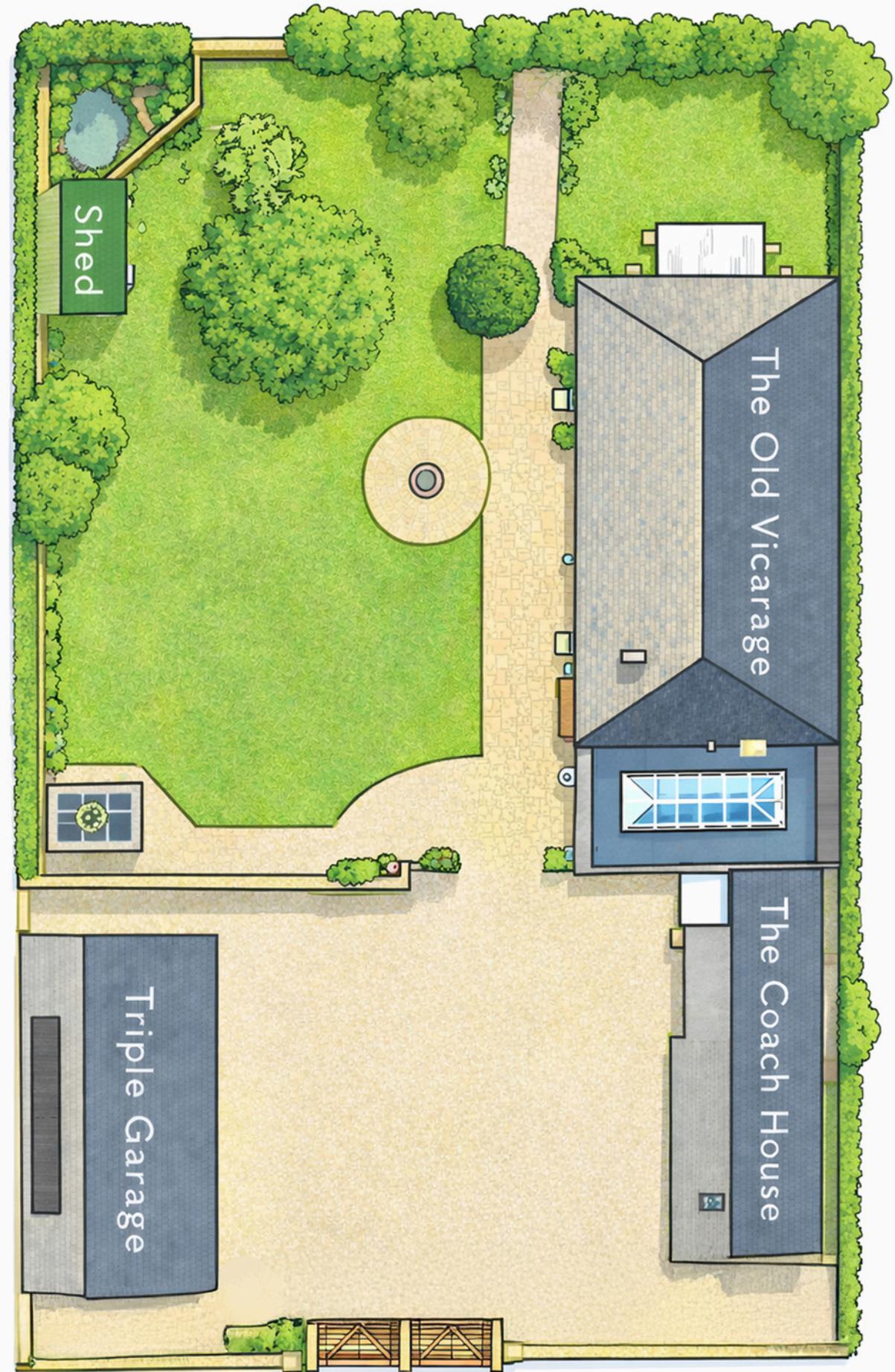
One change in Leicester to St. Pancras in 90 minutes. Or via Peterborough to London Kings Cross in 90 minutes.

• Grantham 16.7 miles

Direct service to London Kings Cross Station in 60 minutes.

Market Towns/Cities & Airports:

Melton Mowbray	3 miles
Oakham	13.6 miles
Nottingham	18 miles
Leicester	20.5 miles
East Midlands Airport	21.1 miles
London Stansted Airport	2hr Via Rail



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TOTAL FLOOR AREA: 4853 sq.ft. (450.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A home ready for its next chapter

The Old Vicarage is a home shaped by centuries of living, balanced, considered and deeply welcoming, where craftsmanship and comfort sit naturally together.

Ready for its next chapter, it offers space to gather and moments to retreat, with everyday living that feels calm and refined.

Timeless, grounded and quietly exceptional, this is a place to belong...