

28-30 Grange Road

Kettering NN14 1AL



EXPERIENCE EXCELLENCE



St. Alban's House

St. Alban's House presents a rare and exceptional opportunity to acquire a truly one-of-a-kind character property within the picturesque and highly sought-after village of Geddington. This remarkable property, built circa the 1860s, offers over 3700 square feet of versatile living space and is brimming with history and charm.

With seven generously-sized bedrooms and three additional rooms awaiting renovation, St. Alban's House offers the potential to create up to nine bedrooms or even a separate space for multigenerational families requiring separate living. The property's flexible layout provides ample scope for personalisation, making it ideal for a variety of living arrangements. The ground floor includes a spacious bay-fronted living room with a fully working wood burner, an open-plan family and dining room, a ground-floor shower room, boot room, a large kitchen/breakfast room, a sunroom with a wine cellar, a separate utility room, and a versatile workshop/study space. On the first and second floors, you'll find the potential for nine sizeable bedrooms, an open study area on the landing, two further shower rooms, and an abundance of storage space.

Externally, the property is accessed via an extensive driveway, with armoured cabling for lighting and electric gates. The beautifully landscaped rear garden, enclosed by timber fencing, offers privacy and tranquility, with stunning views of the unspoilt countryside beyond. It features both laid-to-lawn and paved patio areas, with a 32A power supply for a hot tub, making it the perfect space for outdoor entertaining. The garden was carefully landscaped approximately five years ago, using Indian Sandstone tiles, and the bi-fold doors from the kitchen provide a seamless connection to the outdoors.

This property is a true gem, offering a blend of historical charm, modern updates, and future potential. It is a must-see for those seeking a home full of character and possibilities.







Originally serving as a private Boarding School it was later a family property and, prior to the current owners, functioned as a Day Nursery. St Albans House has undergone a meticulous renovation by the current owners, blending modern energy-efficient features with the property's rich historical charm. The renovation includes thermal rendering, insulated plaster, and double glazing to the rear, all while preserving key period details such as the original front door and hallway tiles. To maintain the home's character, the owners also took moulds of the joinery, ensuring that the unique charm flows throughout. Further enhancing its appeal, the property boasts a newly replaced roof, finished in 2019 with original-style "Rosemary" clay tiles and accompanied by a ten-year guarantee. Modern controls, including thermostats that can be adjusted via touch panels or a smartphone app, add convenience and efficiency to the home, ensuring a comfortable living environment.

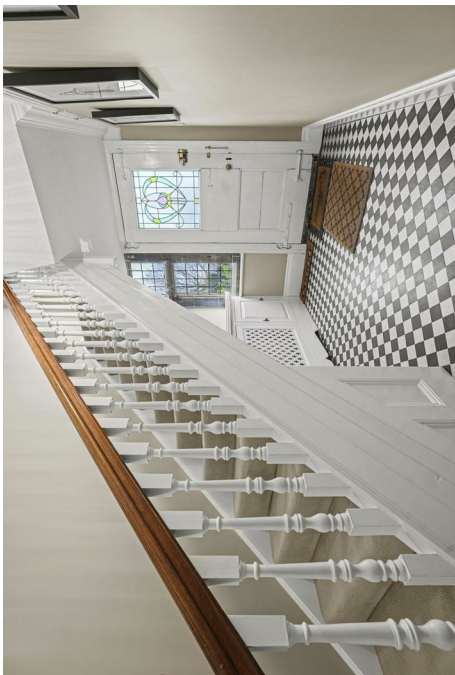
As you step through the front door, you are welcomed into a grand hallway featuring original period tiles, giving an immediate sense of history and character. The boot room, conveniently located to the right, is perfect for coats and shoes. To the right, the large living room awaits, with its stunning bay window offering views of the driveway, and a beautiful wood burner as the focal point. The open-plan family and dining room provides ample space for family gatherings and is bathed in natural light from dual-aspect windows. A door from this space leads out to the rear garden, making it an ideal flow for indoor-outdoor living. The heart of the home is the spacious kitchen/breakfast room, which is perfect for hosting and family meals. The Howdens kitchen suite is fitted with high-end NEFF and BOSCH appliances, including two ovens, a gas hob, downward draft extractor, two wine fridges, a full-length fridge and freezer, and a microwave. For those who love to cook, this is a dream room, offering plenty of storage and preparation space. A separate utility room provides further storage, while the sunroom functions as a quiet space to relax and enjoy the views of the garden, along with a spiral wine cellar beneath. The ground-floor shower room is elegantly designed with a three-piece suite, including a walk-in shower, pedestal wash hand basin, and a low-level WC. There is also underfloor heating within the shower room that extends beneath the kitchen/breakfast room. The workshop/study offers flexibility of use, whether as a home office, gym, or additional living space. Completing the ground floor accommodation is the impressive rear garden that is landscaped to an impeccable standard with lawn areas and paved patio space, perfect for summer entertaining.

Ascending to the first floor, you'll find a versatile open study area on the landing, perfect for an office, additional seating, or a play area. The bedrooms here are generously sized, with three rooms (currently requiring renovation) offering an excellent opportunity for personalisation. Bedrooms seven and nine once served as the kitchen and utility room, so plumbing is already in place for easy conversion. On the second floor, you'll find the master bedroom, a spacious retreat with dual-aspect windows offering scenic views and plenty of eaves storage. A third shower room completes the second floor, fitted with a walk-in shower, wash hand basin, and a separate WC.

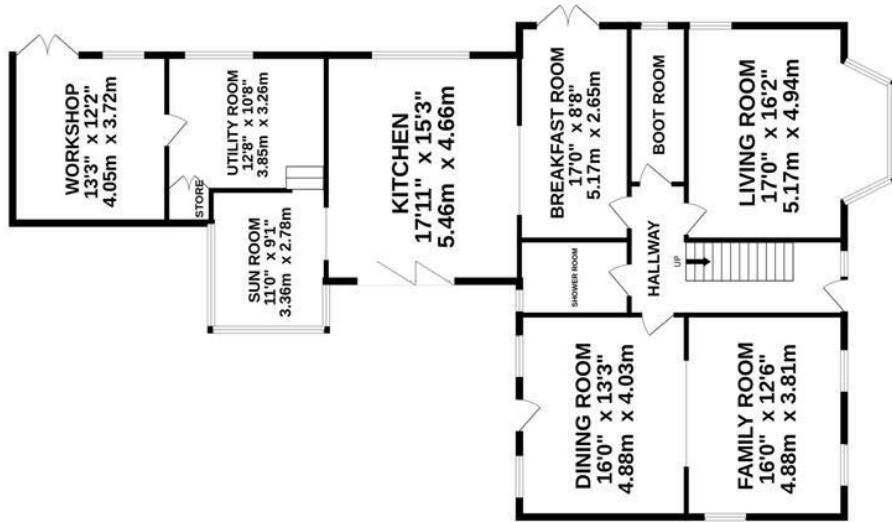
This home is a rare find, with its combination of historical charm, modern updates, and the potential for future renovations. St Albans House is not to be missed.

Council Tax Band: G
EPC Rating: TBC

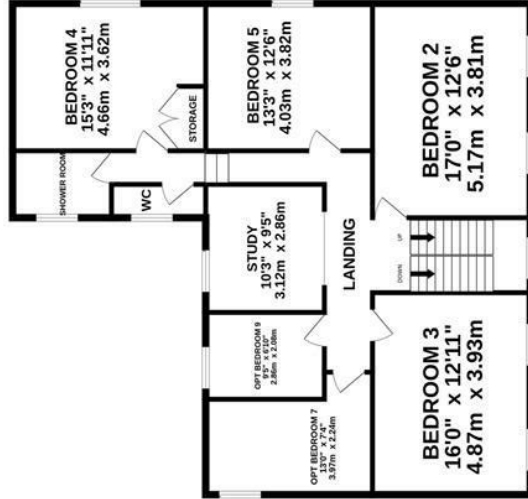




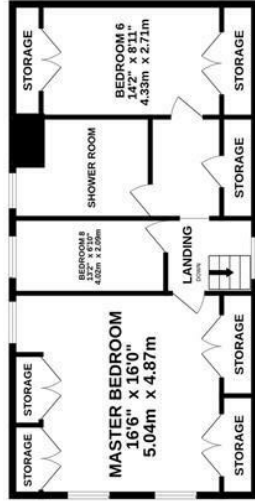
GROUND FLOOR
1717 sq.ft. (159.5 sq.m.) approx.



1ST FLOOR
1261 sq.ft. (117.1 sq.m.) approx.



2ND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 3715 sq.ft. (345.1 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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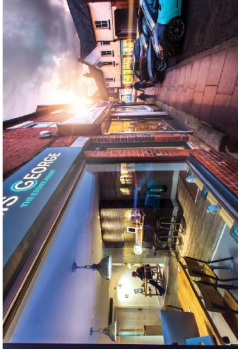
Kettering

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KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



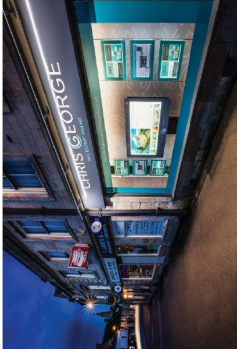
Rothwell

30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ



Thrapston

22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Corby

1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	