

**8 High Street
West Haddon
NORTHAMPTON
NN6 7AP**

£700,000



- **EXCEPTIONAL PERIOD HOME**
- **THREE BATHROOMS**
- **CONSERVATORY**
- **DELIGHTFUL GARDENS**

- **FOUR BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING: E**

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Positioned prominently opposite All Saints Church, this exceptional period home enjoys a prime setting at the very heart of West Haddon, with the village shop, primary school, and public houses all within comfortable walking distance. Rich in heritage and character, the property has evolved from three original cottages and formerly served as the village shop, now offering a substantial and highly individual family residence.

The accommodation is both elegant and versatile, providing four well proportioned double bedrooms, a family bathroom, and two en-suites. The ground floor is arranged around a series of beautifully presented reception spaces, including an impressive dining hall, bespoke kitchen/breakfast room, generous sitting room with feature fireplace, conservatory, and a fully tanked dry cellar.

Outside, the property benefits from extensive off road parking, a detached double garage, and attractively landscaped south facing gardens. The driveway is designated as No. 10 High Street and may represent a potential development opportunity. It might be possible to remove the existing garage and potentially replace it with a bungalow, although any such works would be entirely subject to obtaining all necessary planning permissions and approvals. Electric supply, alarm wiring, and drainage are already in place, and the previous planning history (ref. DA/2003/0862) can be viewed via the West Northamptonshire Council planning portal.

Ground Floor

Dining Hall

15'10" x 12'0" (4.84m x 3.67m)

Accessed via an elegant Georgian style entrance door, the dining hall forms a striking first impression, offering excellent proportions and a sash style window overlooking the High Street. An attractive radiator cover and open archway to the rear lobby enhance both character and flow.

Rear Lobby

A central connecting space with staircase rising to the first floor and a glazed door opening into the conservatory, allowing natural light to filter through the ground floor.

Sitting Room

18'8" x 15'10" (5.69m x 4.84m)

A refined and generously sized reception room enjoying dual sash style windows to the front elevation with direct views of the church. The focal point is a gas effect log burner set within the chimney breast, framed by a stone surround and hearth. Additional features include access to the cellar and glazed double doors opening into the conservatory.

Conservatory

15'4" x 10'11" (4.69m x 3.34m)

Designed to maximise views across the garden, this bright and relaxing space features tiled flooring, glazed elevations and doors opening directly onto the terrace, seamlessly linking indoor and outdoor living.

Cellar

15'6" x 14'7" (4.74m x 4.47m)

Accessed from the sitting room, the cellar has been professionally tanked and dry-lined, creating a practical and versatile space. Fitted with tiled flooring, radiator heating, power, TV point and an integrated surround sound system, it also benefits from glass block ceiling panels allowing natural light.

Kitchen/Breakfast Room

15'9" x 15'5" (4.82m x 4.72m)

A beautifully crafted bespoke kitchen fitted with French oak cabinetry and granite work surfaces. The room is centred around a substantial island unit with integrated power points and is equipped with a Rangemaster cooker featuring a six ring gas hob and extractor, along with integrated fridge, freezer and dishwasher. Exposed ceiling timbers add further character, while two sash style windows overlook the front elevation.

Real Lobby and WC

Beyond the kitchen, a further lobby provides access to the garden and a useful storage cupboard. The cloakroom is fitted with a WC, wash hand basin and a double glazed window to the rear.

First Floor

Landing

A light and spacious landing with window overlooking the rear garden, access to the loft, and an airing cupboard housing the boiler, hot water cylinder and linen shelving. A glazed door opens onto a Juliette balcony with elevated views across the garden.

Principle Bedroom

15'10" x 11'2" (4.84m x 3.42m)

An impressive double bedroom featuring exposed ceiling timbers, a window to the front elevation and glazed patio doors with Juliette balcony to the rear. The room is complemented by a recently refitted en suite shower room.

Ensuite

Stylishly appointed with a walk in shower cubicle, pedestal wash hand basin and low level WC.

Bedroom Two

12'0" x 8'2" (3.67m x 2.49m)

Located at the far end of the house, this generous double bedroom enjoys attractive views of the church via a sash style window and benefits from its own contemporary ensuite shower room.

Ensuite

Finished with Travertine style wall tiling and comprising a shower cubicle, vanity wash hand basin, enclosed WC and sash-style window to the front.

Bedroom Three

12'0" x 11'10" (3.68m x 3.62m)

A well proportioned double bedroom positioned at the front of the property, enjoying views across to the churchyard. Character features include exposed ceiling timbers, creating a warm and inviting space suitable for guest accommodation or family use.

Bedroom Four

11'10" x 9'1" (3.62m x 2.77m)

Also located to the front elevation, this attractive double bedroom benefits from exposed ceiling timbers and churchyard views, further enhanced by a decorative Victorian fireplace and a built in double wardrobe.

Bathroom

Fitted with a three quarter length bath with electric shower over, vanity wash hand basin and WC, with a window overlooking the rear garden.

Externally

The property fronts directly onto the High Street, offering immediate access to the village's amenities and the church opposite. A timber gate opens onto a generous gravelled parking area providing off road parking for at least five vehicles, which in turn leads to a detached double garage with power, lighting and up and over doors.

The gardens are a particular feature of the property, thoughtfully landscaped and well stocked with mature planting. Paved pathways wind through established borders, leading to a lower terrace and dedicated barbecue area, ideal for entertaining. A raised brick built vegetable bed sits adjacent to the conservatory, while a selection of mature trees, including cedar and spruce, provide both privacy and shelter. The garden enjoys a pleasant aspect and is further enhanced by exterior lighting, outside power points and a water tap.

Double Garage

20'4" x 20'2" (6.20 x 6.16m)

With power, lighting and up and over doors.

Agents Notes

West Northamptonshire Council

Council Tax Band: D



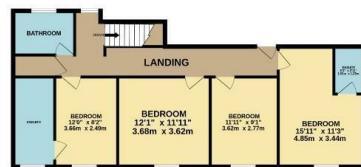
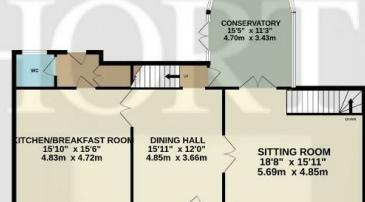
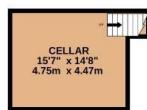




BASEMENT
221.96 sq ft (20.6 sq.m.) approx.

GROUND FLOOR
1,907 sq ft (180.7 sq.m.) approx.

1ST FLOOR
813 sq ft (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 2438 sq ft. (226.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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