



The Old Sun
High Street | Guilsborough | Northamptonshire | NN6 8PY

THE OLD SUN



A stunning period, Grade II Listed village home in a sought after location, with outbuildings and beautiful views over Hollowell reservoir.



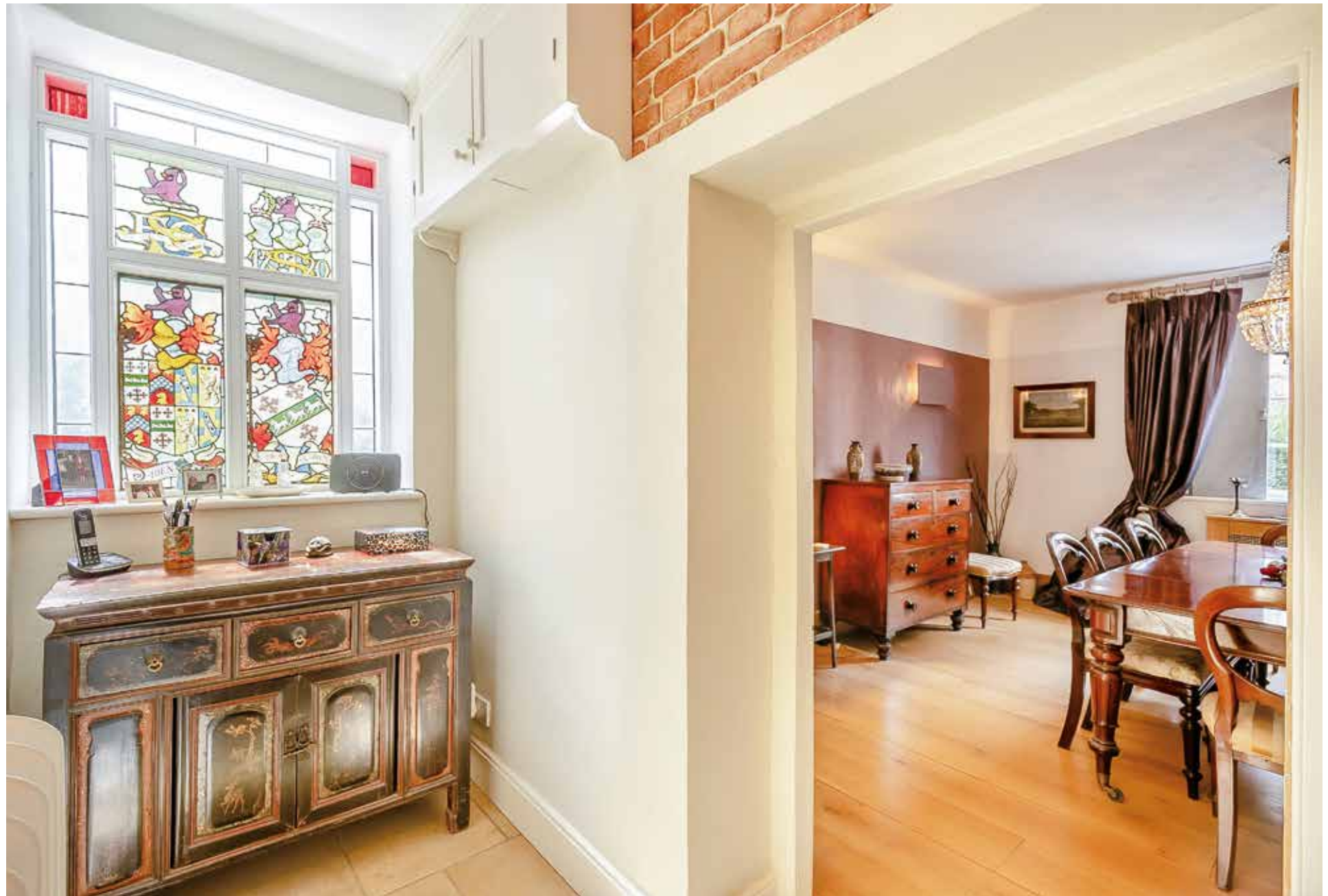
KEY FEATURES

The Old Sun was constructed originally in the 18th century, offering some fabulous Georgian features throughout, with later Victorian additions at the rear of the house. The property is quite rightly Grade II Listed and was believed to have been a former coaching. The house was originally listed in 1984, where the listing references the attractive period facade and lead light windows. The interior of the property has been lovingly renovated and offers a bright and airy decor. On the ground floor of the property, there are four excellent reception rooms including a snug, formal dining room, drawing room and study, while the first floor offers five double bedrooms, serviced by two family bathrooms and an ensuite shower room. One of the double bedrooms has a beautiful vaulted ceiling with exposed ceiling timbers and attractive views across to the Hollowell reservoir. There is a closed second floor staircase that leads to two large attic rooms with exposed timbers together with attractive led light windows to the front, which, with very little imagination could provide an additional bedroom suite, as there is already plumbing, situated in the far corner of one room that could provide an ensuite subject to the usual listed building consent. There is also a separate loft space at second floor level.

The kitchen breakfast room has been fitted with a range of bespoke, free standing style, oak units, and granite worksurfaces, and there is an impressive six ring range oven with extractor hood. There is an original lead light window overlooking the rear courtyard, latched door leading to the walk in pantry, and French doors leading to a raised terrace that overlooks the sunken garden and ornamental pond. There is also an inglenook fireplace with exposed beam and brickwork and a log burner. The inner lobby has an attractive stain glass window and leads off to the front reception rooms. The drawing room and formal dining room have attractive oak floors, in the drawing room there is an original fireplace with a stone surround and central ceiling beam whilst the cellar access is beneath the staircase, where a large chamber houses the central heating system, including the boiler and hot water cylinder and is the perfect temperature for wine storage.









SELLER INSIGHT

“ The Old Sun started life in the seventeenth century as a coaching inn and is a classic Georgian house in highly sought after Guilsborough village, surrounded by the gentle and leafy Northamptonshire countryside. Twenty two years ago the present owners were searching for a period property and were thrilled when they discovered The Old Sun and they were particularly captivated by the stunning views across the landscape to Hollowell Reservoir.

The property had been carefully renovated into a dwelling in nineteen fifty five, and the owners say during their time in the house, they have updated and maintained the property to its high standard. It is a house where all the rooms are used and appreciated, but a favourite area is the dining room which has a warm and inviting ambience, and is where you can easily seat ten for dinner.

You can also enjoy a meal in the well equipped kitchen, with its very handy useful walk in larder. It is a daily sociable hub where the wood burner creates a cosy winter sanctuary. The snug has views to the reservoir and is a great place to read and chill out, whilst the office looks onto the High Street, and it is a welcome distraction from concentration to watch the outside world pass by.

The garden is a pleasing mix of lawn and planting with a kitchen garden and raised vegetable beds. It is a joy to sit on the terrace beyond the courtyard, and savour the view that stretches down to the sparkling water of Hollowell and the countryside beyond. The Victorian barn, with upstairs room and two stables are reminders of the house pub as a coaching inn but are now places that have been further great entertaining venues.

Guilsborough has an active community life, a pre-school, primary and secondary school plus excellent schools in nearby Rugby and Spratton Hall. There is a shop for everyday needs, a surgery, pharmacy, and hairdressers. For leisure activities you can sail, fish and explore the nature reserve at Hollowell and Pitsford Reservoirs. There is easy access to the M1 and A14, with a train service into London Euston from Long Buckby, six miles away, or Rugby. The owners have loved both the house and village life but the time has come to downsize. They take away very many happy memories of The Old Sun.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

The attractive frontage has a small foregarden and a rather unique 'false' front door in the centre of the Georgian façade. A pedestrian gate to left hand elevation leads to the rear.

Attached to the rear of the kitchen is an array of outbuildings, including a store and an oil storage room, and neighbouring this is a large utility room and workshop which has plumbing for a washing machine and tumble dryer and a window overlooking the private gardens; all with attic storage. There is also a single garage with first floor storage, and an outside toilet and potting room. Across the courtyard there is a larger two storey outbuilding with a log store arched openings, providing a covered entertaining space and two stables with latched doors. There is a mezzanine floor that is accessible by a barn stair and the area above provides useful storage. It is the writers opinion that subject to planning permission and listed building consents, that the outbuildings could provide a useful ancillary dwelling. We would naturally advise buyers to contact West Northamptonshire Council planning department for more information.

Parking & Rear Gardens

The property is accessed via a rear drive from Well Lane. There is parking for several cars in the rear courtyard and the driveway by-passes some of the attractive well-stocked borders. There is a useful potting shed and a large raised terrace, taking full advantage of the panoramic views across to Hollowell reservoir. Steps lead down to an attractive mature garden with raised beds, lawns, an ornamental pond, and a variety of attractive planting on the borders. The entire plot measures 0.35 acres (sts).







LOCATION

Guilsborough is a village located in the county of Northamptonshire in central England. It is situated about 10 miles north of the town of Daventry, 10 miles from Market Harborough and 12 miles west of the town of Northampton. The village has a population of around 1,000 people and is part of the Daventry district. The trains run to St Pancras from Market Harborough about 1 hour 10 mins and from Rugby 55 mins, trains go into Euston from Rugby.

The history of Guilsborough can be traced back to the Anglo-Saxon period, and it was mentioned in the Domesday Book of 1086. The village grew in importance during the medieval period and was an important centre of agriculture and trade.

Today, Guilsborough is a quiet and picturesque village, with a range of local amenities, including a village shop, post office, pub, doctors surgery, pre-school, and primary school. The village is surrounded by beautiful countryside, and there are plenty of opportunities for outdoor activities such as walking, cycling, Sailing at the Hollowell reservoir, and horse riding.

One of the notable landmarks in Guilsborough is the Church of St Etheldreda, which dates back to the 13th century and has a beautiful Norman doorway. The village is also home to Guilsborough Academy, a secondary school that serves the local area.

Overall, Guilsborough is a charming village with a rich history and plenty of natural beauty, making it a popular place to live for those who value a peaceful rural lifestyle.



INFORMATION

Services

Mains water, electricity, drainage and broadband are connected

Local Authority

West Northamptonshire Council

Telephone (01788) 533533.

Council tax band 'G'.

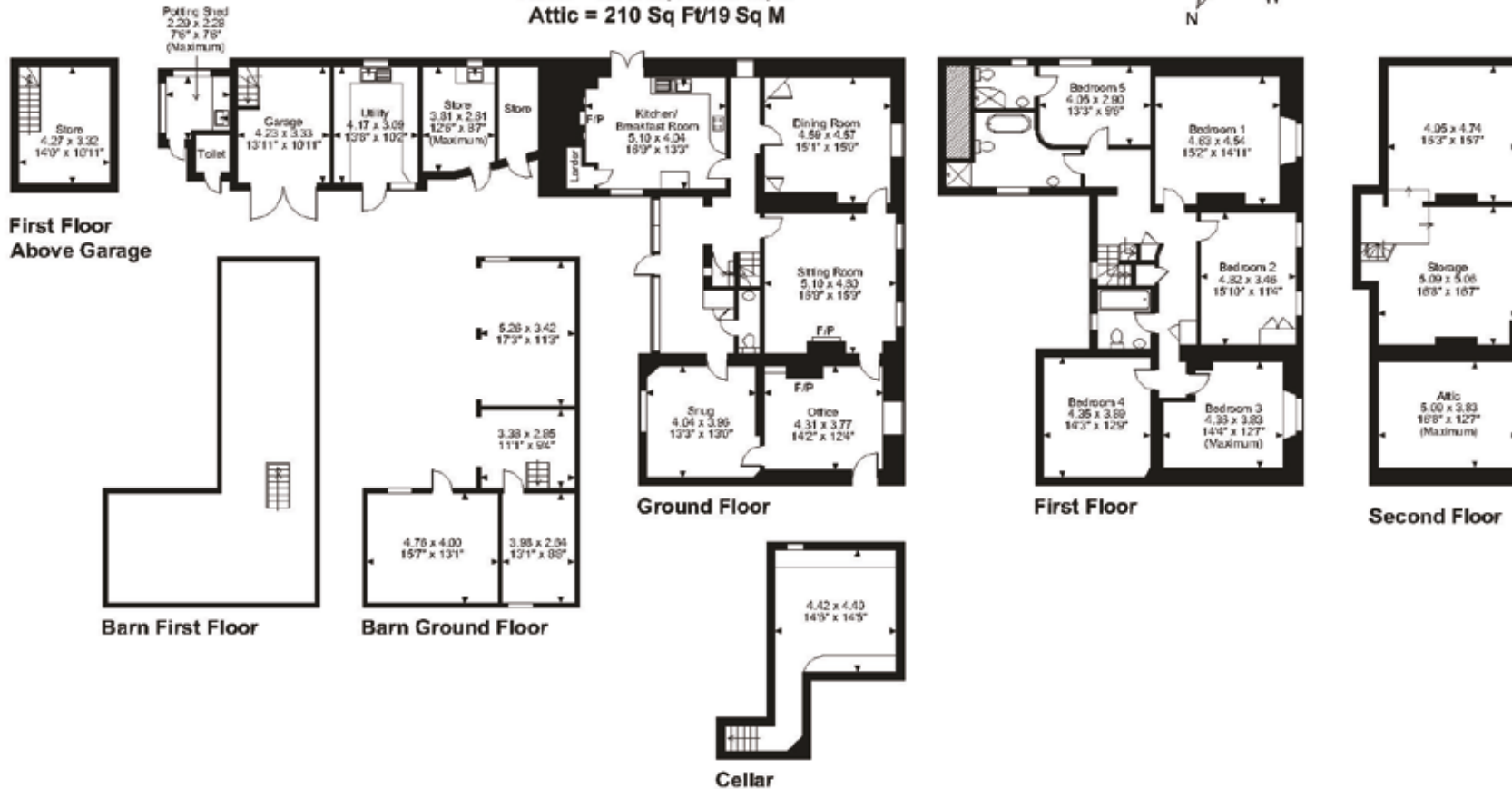
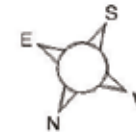
Tenure: Freehold

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 and Claire Heritage 07894561313



The Old Sun High Street, Guilsborough
Approximate Gross Internal Area
Main House = 3646 Sq Ft/339 Sq M
Garage = 293 Sq Ft/27 Sq M
Utility, Stores and Potting Shed = 379 Sq Ft/35 Sq M
Barn = 1270 Sq Ft/118 Sq M
Attic = 210 Sq Ft/19 Sq M



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EPC Exempt



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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