The Old Vineyard Higham Ferrers

richard james

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Total area: approx. 172.4 sq. metres (1856.1 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

2 The Old Vineyard Higham Ferrers NN10 8HB

Freehold Price ‘Offers in excess of’ £500,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480

Offered to the market for the first time since its construction over 50 years ago, this four bedroom detached house sits in a small cul-de-sac of just four properties. The home offers versatile accommodation, with a substantial ground floor extension providing two additional reception rooms, creating scope for a variety of uses including the potential for an annex.

The property stands on a generous plot with a private south-facing rear garden, a driveway with space for several vehicles, and a double garage. Inside, the layout includes an entrance hall, cloakroom, dining room, kitchen, utility room, lounge, family room, side hallway, study, four bedrooms, shower room and bathroom.

While the house would benefit from general updating, it has been well cared for over the years and already includes gas radiator central heating and uPVC double glazing. With its combination of plot size, flexible layout and rarely available setting, this property offers a strong opportunity for those seeking a long-term home in a desirable location - all within walking distance of the market square.

Enter via front door to:

Entrance Hall
Stairs rising to first floor landing, radiator, parquet flooring, coving to ceiling, doors to:

Cloakroom
Comprising low flush W.C., corner wall mounted wash hand basin, tiled splash backs, window to front aspect, radiator, coving to ceiling.

Dining Room
11' 3" x 10' 5" (3.43m x 3.18m)
Window to front aspect, radiator, a range of built-in cupboards with shelving, door to:

Kitchen
10' 4" x 10' 4" (3.15m x 3.15m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in gas hob, extractor hood, double oven, built-in fridge and freezer, under stairs storage cupboard, coving to ceiling, tiled splash backs, window to rear aspect, door to:

Utility Room
9' 11" x 7' 0" (3.02m x 2.13m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, plumbing for washing machine, radiator, coving to ceiling, door and window to rear aspect.

Lounge
22' 0" x 11' 10" (6.71m x 3.61m)
Windows to front and rear aspects, two radiators, feature fireplace, coving to ceiling, door to:

Family Room
24' 7" x 12' 3" (7.49m x 3.73m)
Three windows to side aspect, window to rear and side aspect, three radiators, coving to ceiling, door to:

Side Lobby
Door to side aspect, loft access, radiator, door to:

Study
10' 0" x 8' 8" (3.05m x 2.64m)
Window to front aspect, radiator, coving to ceiling.

First Floor Landing
Loft access, airing cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems, door to:

Bedroom One
11' 11" x 11' 3" (3.63m x 3.43m)
Window to front aspect, radiator, built-in wardrobes and drawers.

Bedroom Two
11' 10" x 10' 5" (3.61m x 3.18m)
Window to rear aspect, radiator, a range of built-in wardrobes.

Bedroom Three
11' 3" max x 10' 4" max (3.43m x 3.15m)
'L' shaped room, window to front aspect, radiator, a range of built-in cupboards.

Bedroom Four
10' 0" x 7' 10" (3.05m x 2.39m)
Window to front aspect, radiator, a range of built-in cupboards.

Bathroom
Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to rear aspect, radiator.

Shower Room
Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, window to rear aspect.

Outside
Front - Mostly lawn, borders stocked with bushes, driveway providing off road parking for several vehicles, leading to:

Double Garage - Electric remote control roller door, window and door to side aspect, power and light connected. Measures approx 16' 2" in length x 15' 10" in width.

Rear/Side - Several patio areas, lawn with borders stocked with a variety of plants, bushes and trees, gravelled borders, wooden summerhouse, wooden shed, outside tap, enclosed by stone walling and fencing with conifer screen. Enjoys a south facing aspect with a high degree of privacy.

Energy Performance Rating
This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band F (£3,474 per annum. Charges for 2025/26).

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client. The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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