



45 Old School Lane, Blakesley, Towcester, Northamptonshire, NN12 8RS

HOWKINS &  
HARRISON

45 Old School Lane,  
Blakesley, Towcester,  
Northamptonshire, NN12 8RS

Guide Price: £670,000

This is the west wing of a substantial former farmhouse, brimming with character features, and situated on a beautiful mature plot of approximately half an acre. The generous accommodation comprises a cloakroom, sitting room, kitchen/breakfast room, three spacious bedrooms and a huge bathroom. There is plentiful parking with the southerly facing gardens backing onto the parkland of Blakesley Hall. The property is situated at the end of a no-through lane in the highly desirable village of Blakesley.

#### Features

- Imposing, character, former farmhouse
- Grade II Listed
- Three bedrooms
- Approximately half an acre
- Various sheds and outbuildings
- Plentiful off-road parking
- Many character features
- Superb southerly rear aspect
- Backing onto parkland
- Great potential to extend



## Location

The highly regarded village of Blakesley is located approx. 6 miles from the town of Towcester and approx. 14 miles from Northampton. The village benefits from a pre-school, primary school (Outstanding Ofsted), post office and village shop, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester. Other local amenities including major supermarkets and a leisure centre can be found at Towcester.

There is good access to the A5, A43, M1 and the M40. Train services to London Euston are available from Milton Keynes (approximately 35 minutes) and Northampton (approximately 1 hour).

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

## Ground Floor





# Blakesley, Towcester, NN12

Approximate Area = 1575 sq ft / 146.3 sq m

Outbuildings = 673 sq ft / 62.5 sq m

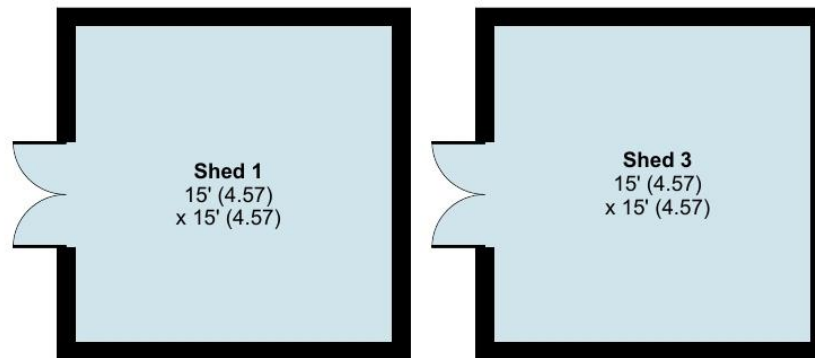
Total = 2248 sq ft / 208.8 sq m

For identification only - Not to scale



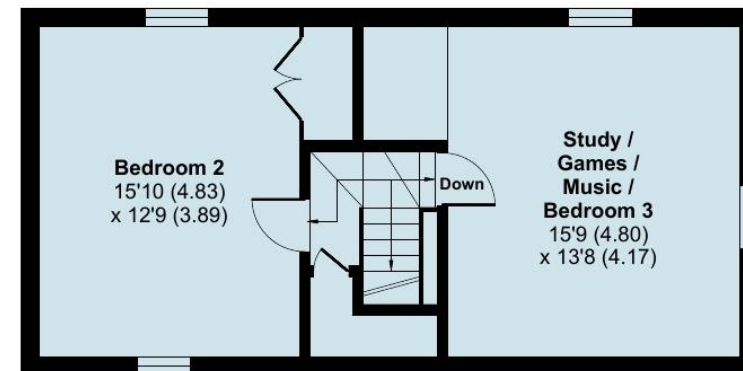
OUTBUILDING 4 / 6

OUTBUILDING 3

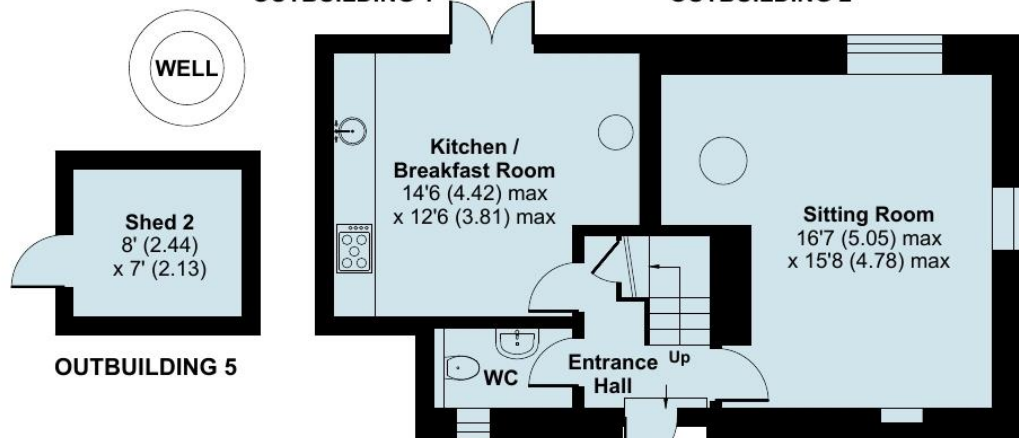


OUTBUILDING 1

OUTBUILDING 2

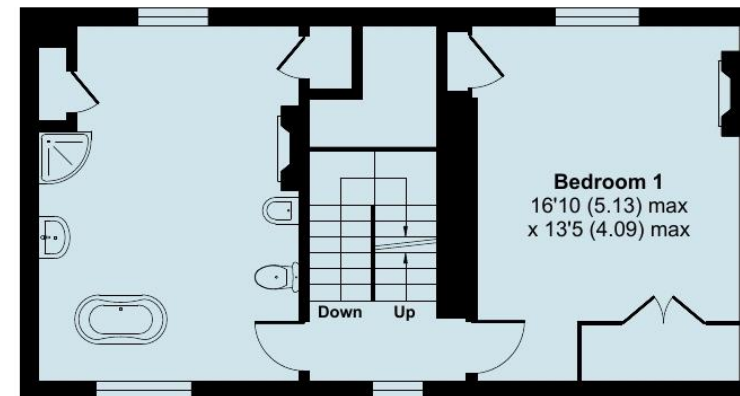


SECOND FLOOR



OUTBUILDING 5

GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 985132



## Outside

A pathway serving Nos 43 and 45 leads to the front door, alternatively there is a driveway entrance providing parking for numerous vehicles and access to the large, mature gardens, which are predominantly lawned interspersed with mature shrubs and trees.

The total plot extends to approximately half an acre, enjoys a southerly aspect and backs onto parkland belonging to Blakesley Hall.

## Agents Note

It is the vendors intention to insert a development uplift clause of 30% of the uplift in value over a period of 25 years, triggered by the granting of Planning Permission for additional property(ies).





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band – E

## EPC

This property is Grade II listed therefore EPC information is not required.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.