



Manor Farm, 23 High Street, Yardley Gobion,
Northamptonshire, NN12 7TN

HOWKINS &
HARRISON

Manor Farm
23 High Street, Yardley
Gobion, Northamptonshire,
NN12 7TN

Guide Price: £1,200,000

Manor Farm is a stunning Grade II listed, former farmhouse, of generous proportions occupying a commanding position in the sought after village of Yardley Gobion. Set in beautiful gardens, the property is filled with character and original features and has great potential for improvement and updating subject to the relevant planning approvals. The accommodation briefly comprises five bedrooms, a family bathroom, three reception rooms, a kitchen/breakfast room, scullery and office in addition to off road parking, currently directly in front of the property.

Features

- Grade II Listed former farmhouse
- Many original features
- Village location
- Five bedrooms
- Family bathroom
- Three reception rooms
- Kitchen & scullery
- Office & cellar



Location

Yardley Gobion is a sought-after South Northamptonshire village, bypassed by the A508, approximately 3 miles north east of Stony Stratford which has varied shops, coffee shops and restaurants. The village itself has a primary school, shop, pub, restaurant, sports ground and social club. The Grand Union Canal runs nearby east of the village.

There is good access to the main arterial roads including the M1 motorway and A5, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Entrance hall, drawing room with French doors enjoying fabulous views onto the garden, sitting room, dining room with inglenook fireplace and wood burning stove, kitchen/breakfast room, scullery with a cloakroom and a door opening onto a courtyard, office and parlour.

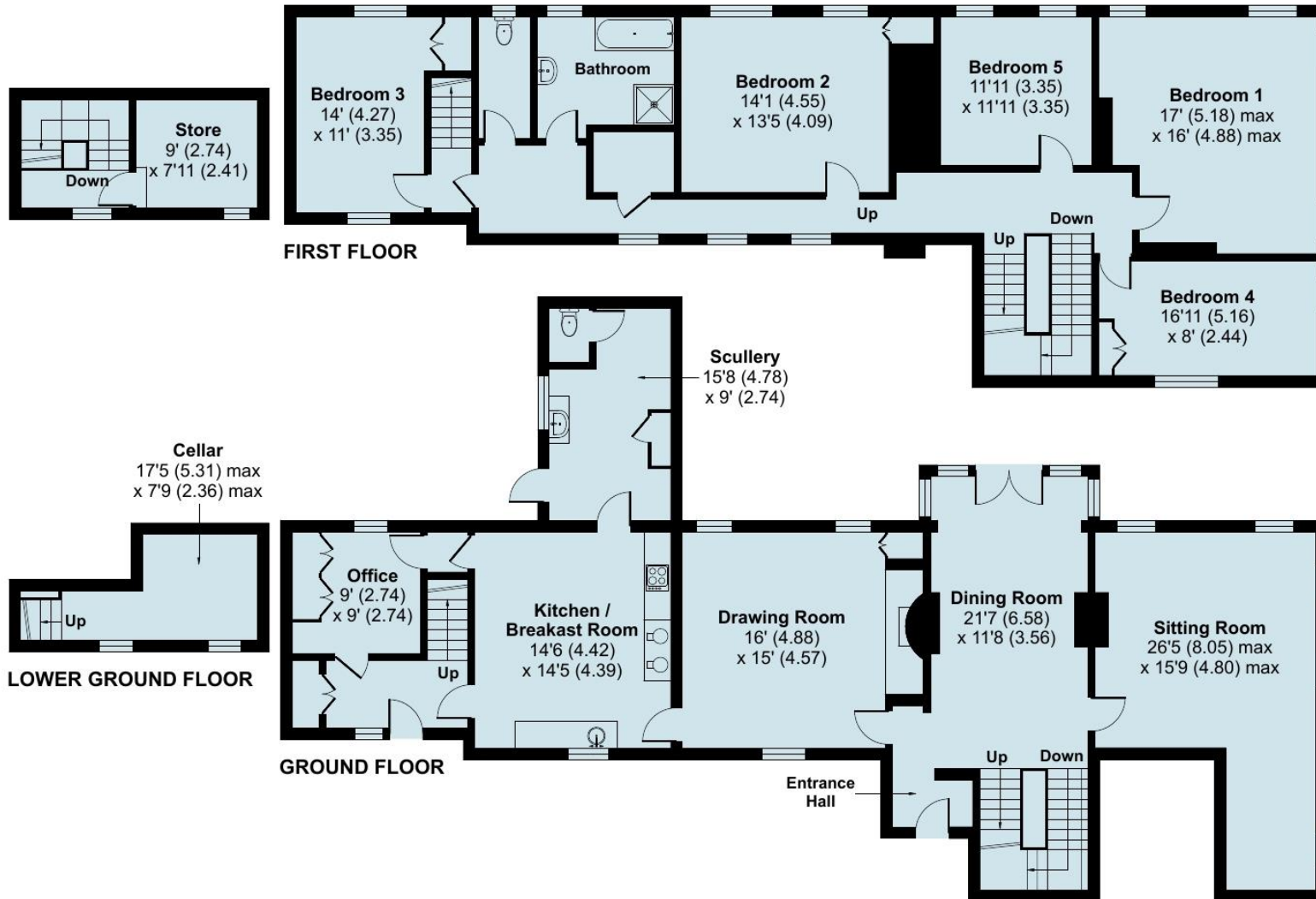
First Floor

There are five generous sized bedrooms and family bathroom with a separate WC.

High Street, Towcester, NN12

Approximate Area = 3269 sq ft / 303.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1133231



Outside

The property sits back from the road and is approached by a driveway offering parking immediately in front of the property. A door leads to the cellar, whilst the main front door opens into the entrance hall leading into the drawing room, and a further door leads into the parlour. There is access on both sides of the property to the gardens.

To the rear of the property, the extensive gardens are divided into two and are beautifully kept with a delightful fruit-tree lined arbour, lawns and mature borders, along with several mature trees.

A stunning Grade II listed, former farmhouse, of generous proportions. Set in beautiful gardens, the property is filled with character and original features and has great potential for improvement and updating subject to the relevant planning approvals.





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 - F

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



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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.



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