



Cliff Hill Farm, 4 Northampton Road, Blisworth,  
Northamptonshire, NN7 3DN

HOWKINS &  
HARRISON



Cliff Hill Farm,  
4 Northampton Road, Blisworth,  
Northamptonshire, NN7 3DN

Guide Price: £825,000

A stunning and substantial Grade II Listed five-bedroom former farmhouse situated in a prominent position in the sought after village of Blisworth. Cliff Hill Farm was built in the early 17th Century in limestone and ironstone and has later additions. Full of character and charm, the property has been sympathetically updated, retains many original features, and is presented in beautiful condition throughout. The property further benefits from an enclosed garden, driveway parking and a double garage.

#### Features

- Grade II Listed former farmhouse
- Wealth of original features
- Four reception rooms
- Large kitchen/breakfast room
- Master bedroom with en-suite
- Bedroom two with en-suite
- Three further bedrooms
- Enclosed garden
- Double garage & driveway parking
- 3,192 sq ft of accommodation





## Location

The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school and The Royal Oak Public House. There is also a Baptist chapel and a Church of England parish church. The Grand Union canal runs through Blisworth which is lovely for walks.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

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

Large entrance hall with flagstone floor, stairs leading to galleried landing, cloakroom, sitting room with deep bay window, study, family room, dining room, kitchen/breakfast room featuring an Aga and handmade kitchen units with oak work surfaces, including an integrated dishwasher and space for an American style fridge freezer. The utility room has a range of fitted units with an integrated range cooker and wine cooler. Next to the utility room is an additional set of stairs leading to the first floor.

## First Floor

Master bedroom with large en-suite including bath and separate shower, bedroom two with en-suite, three further bedrooms and family bathroom.











## Outside

The property stands in a prominent position on Northampton Road. It is approached via a gravel driveway in turn leading through gates to ample private driveway parking and access to the double garage.

The secluded garden is mostly laid to lawn retained by a low stone wall. There are well stocked flower and shrub borders and mature trees with a patio entertaining area.



A stunning and substantial Grade II Listed five-bedroom former farmhouse, sympathetically updated, retains many original features, and is presented in beautiful condition throughout.







## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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: gas, 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, gas and drainage services.

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

## Council Tax Band - E

### Energy Rating

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



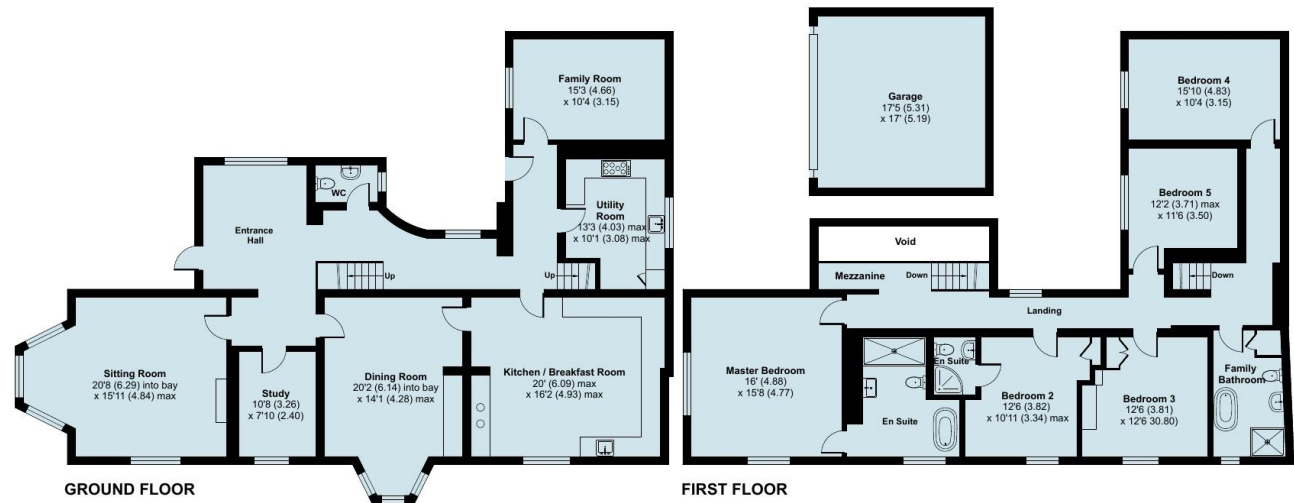
## Northampton Road, Blisworth, Northampton, NN7

Approximate Area = 3192 sq ft / 296.5 sq m (excludes void)

Garage = 297 sq ft / 27.5 sq m

Total = 3489 sq ft / 324 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1230539

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsLLP  
Twitter HowkinsLLP  
Instagram HowkinsLLP



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

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.