



1 Pigeon Hill, Tiffield, Northamptonshire, NN12 8AR

Guide Price £1,000,000

An exciting opportunity to acquire this detached Canadian style split level property with a separate annexe and with full planning permission granted under planning reference 2024/5550/FULL to build a substantial detached property in the grounds. Set in the desirable village of Tiffield, the main house extends to approximately 1,981 sq ft of accommodation including four bedrooms, two bathrooms, a spacious kitchen/dining room and a sitting room. The self-contained annexe has an open plan kitchen/dining/sitting room, a shower room and bedroom. The property sits in beautifully matured gardens, has a double garage and ample driveway parking.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



TIFFIELD

The village of Tiffield lies two miles north of Towcester between the A5 to the west and the A43 to the east. The Church of England primary school is smaller than average and awarded 'Good' by Ofsted in 2017. It is now linked with the schools at Gayton, Stoke Bruerne and Whittlebury to form the Forest Federation. Most pupils who leave the school progress to Sponne School in Towcester. In the village there is a church, a pub, a pocket park and a playing field. The village has one main road, which runs from the A43 to the village of Gayton.

The nearby market town of Towcester has many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 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 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

Entrance hall with steps leading down to the en-suite master bedroom, three further bedrooms and the family bathroom.

FIRST FLOOR

From the entrance hall, steps lead up to the hallway which in turn leads to the sitting room with a balcony overlooking the garden and patio doors leading to the boot room, the spacious kitchen/dining room with a range of bespoke units and integrated appliances, and with a further balcony overlooking the garden and to the utility room and cloakroom.

ANNEXE

The self-contained annexe has an open plan kitchen/dining/sitting room, a walk-in shower room and a bedroom.

OUTSIDE

Please note the main photo includes a computer-generated image to show how the new property could look. Full Planning Permission has been granted for a 225 sq mts / 2,421 sq ft, substantial new-build family home under the West Northamptonshire planning reference 2024/5550/FULL. There is a potential Community Infrastructure Levy (CIL) liability. We recommend you obtain further clarification from your financial advisors.

AGENTS NOTE

Please note the main photo includes a computer-generated image to show how the new property could look. Full Planning Permission has been granted for a 225 sq mts / 2,421 sq ft, substantial new-build family home under the West Northamptonshire planning reference

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LOCAL AUTHORITY

West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

COUNCIL TAX BAND

Band - F

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. 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 :
Mains 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.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

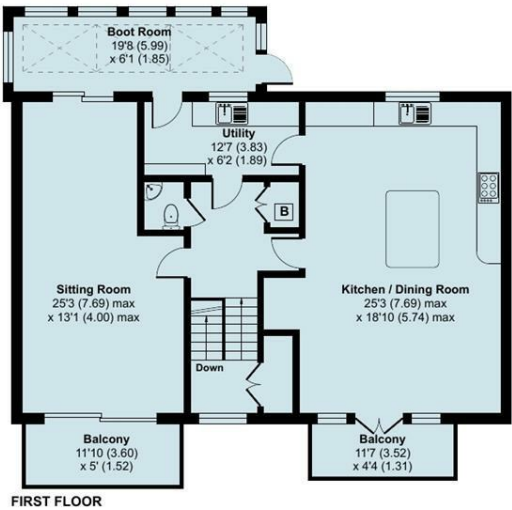
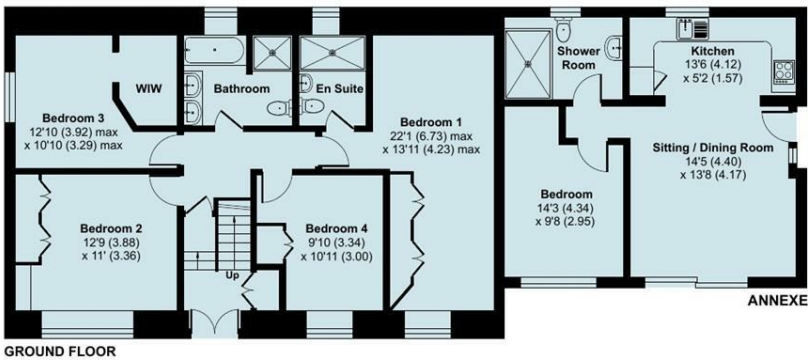
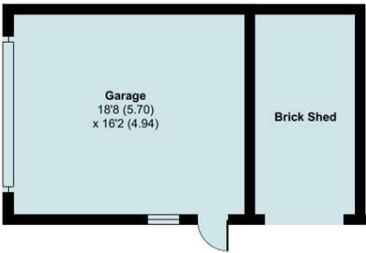
IMPORTANT NOTICE

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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Approximate Area = 1981 sq ft / 184 sq m (excludes shed)
Annexe = 492sq ft / 45.7 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 2776 sq ft / 257.8 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). © nchecom 2025. Produced for Howkins & Harrison. REF: 1296658



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	69
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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