



St. Andrews Church  
Clay Coton | Northampton | Northamptonshire | NN6 6JU

# STEP INSIDE

## St. Andrews Church

---

A stunning conversion of this former church dating back in parts to the 14th century and set in an idyllic hamlet with gardens extending to approximately 1.97 acres.

St Andrews Church is definitely a 'grand design property', this stunning Grade II Listed home was originally the Parish church and dates back in part to the 14th century. The property is located in the idyllic hamlet of Clay Coton and is set in grounds extending to approximately 1.97 acres with a triple garage and a three-bay stable with tack room.

On entering you are struck by the sheer size and grandeur of this property, the original vestibule with solid oak church door opens into a small lobby area with stone steps rising into the central reception room. This central reception room is vast and approximately 41' in length with original stone windows, solid oak floor and beamed ceiling. On the left, glazed doors lead through to a further sitting room/home office/library which again is another large room, and there is also a guest cloakroom. On the right and again through glazed doors is a fabulous open plan kitchen/family dining room which has original stone windows, oak floor, and beams. The bespoke kitchen is at the far end and has a country feel with a central island with integrated appliances and a separate utility room.

On the first floor is a wide central hallway with vast vaulted and beamed ceiling. On the left are three double bedrooms two of which have en-suite shower rooms and the third has an en-suite bathroom. The main bedroom suite is exceptional with a vaulted and beamed ceiling and a stunning original stone rose window in the end wall, and there are fitted wardrobes in a dressing area and an en-suite bathroom with roll top bath and a shower cubicle.

Outside, the property is accessed via electric gates onto a long driveway that leads to the triple garage with further parking and the three-bay stable with tack room. The grounds extend to approximately 1.97 acres in total bordering open fields and a brook.

The picturesque hamlet of Clay Coton is just under 7 miles from Rugby where commuters to London can arrive in less than an hour.











# INFORMATION

## St. Andrews Church

Utilities: Mains connected electricity and water. Connected to a sewerage treatment plant.

Heating: oil powered central heating.

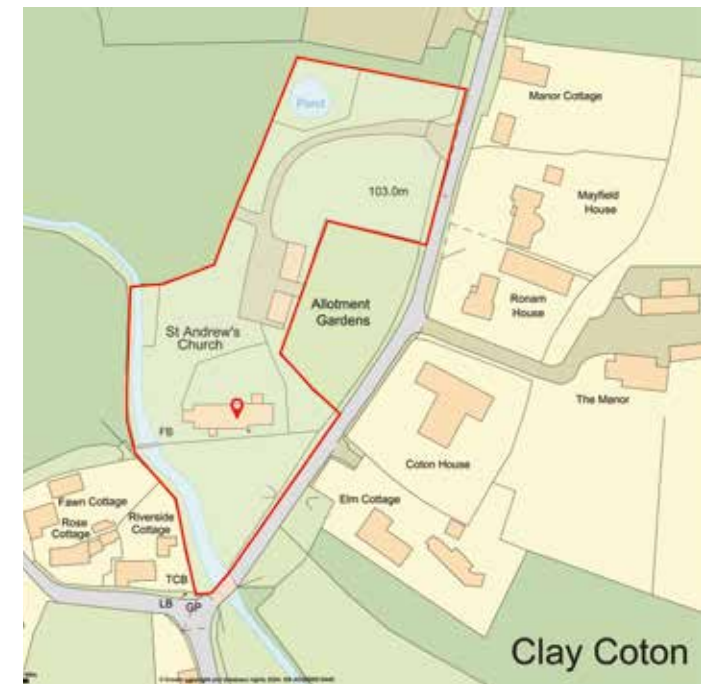
Broadband: Standard and superfast broadband available, we advise you check with your provider.

Mobile Signal: 4G and 5G available in the area, we advise you to speak with your provider.

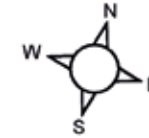
Special Note:  
EPC Rating: Exempt, Grade II Listed

Council Tax: Band H

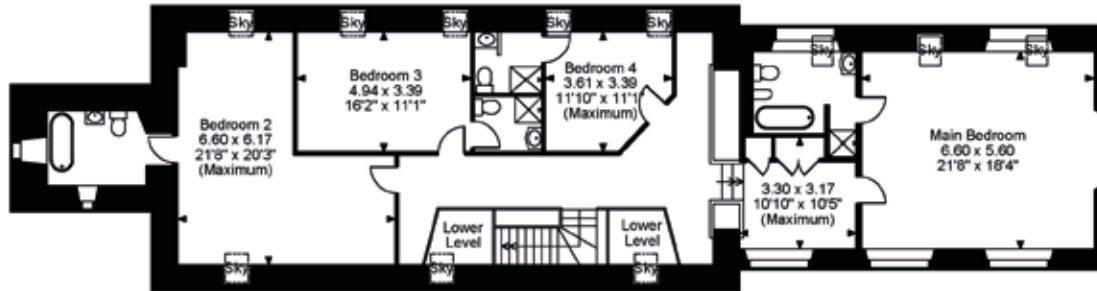
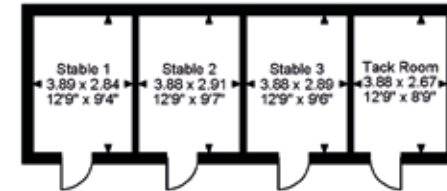
Local Authority: Daventry



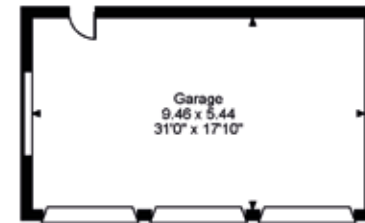
**St. Andrews Church, Clay Coton, Northampton**  
**Approximate Gross Internal Area**  
**Main House = 3619 Sq Ft/336 Sq M**  
**Garage = 554 Sq Ft/51 Sq M**  
**Stables & Tack Room = 492 Sq Ft/46 Sq M**  
**Total = 4665 Sq Ft/433 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8583369/LPV

Tenure: Freehold

*Guide price* £1,200,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No 04018410. VAT Reg No: 754062833. Head Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 05.03.2024





## JONATHAN LLOYD-HAM

PARTNER

*follow Fine & Country Northampton on*



Fine & Country Northampton  
9 George Row, Northampton, NN1 1DF  
01604 309030 | 07939 111481 | [jonathan.lloyd-ham@fineandcountry.com](mailto:jonathan.lloyd-ham@fineandcountry.com)

