



Nobottle House

Nobottle, Northampton, NN7 4HJ

£2,500 PCM

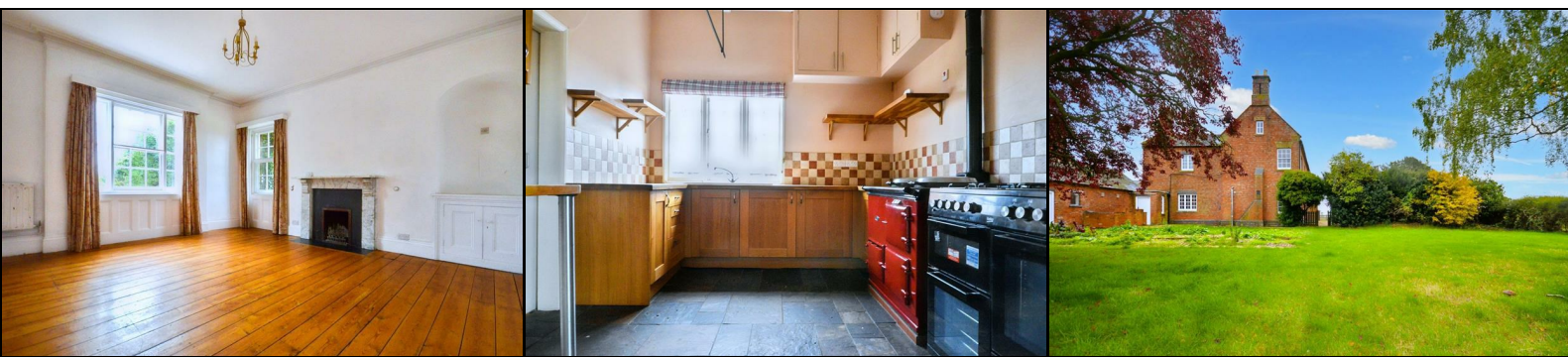


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Available Now!!

A substantial five bedroomed detached farmhouse belonging to the Althorp Estate spanning over 3500 square foot and nestled in the sought after village of Nobottle with parking for several cars, countryside views and a private garden with outbuildings.

The property benefits from character features including Flagstone flooring, AGA and a seven burner gas stove, marble fireplace in sitting room, wood burner in dining room, original sash windows and views over the countryside. Oil fired-radiator heating. Pets considered.



Unfurnished Accommodation: entrance hall, drawing room, dining room, kitchen, pantry, two w/c's, two additional reception rooms, cellar, first floor landing, four double bedrooms, Jack and Jill bathroom, 2nd floor bedroom five, bathroom, back garden with three outbuildings, allotment, and patio areas, off road parking for several cars, courtyard at rear. Pets considered, however please note there will be an additional fee of £50 per month per pet payable on top of the rent. EPC rating E. Council tax band G.

Private gates open up to provide parking for several cars, giving access to the main house and garden The large entrance hall has an impressive Flagstone flooring and doors leading to the living room, dining room, two further reception rooms, kitchen, downstairs w/c's, cellar and stairs to additional floors. The drawing room boasts wooden floors, working fireplace with marble surround, dual aspect sash windows overlooking the gravel parking and garden. Across the hall is the dining room which also has wooden floors, dual aspect sash windows and also has a wood burner.

Further down the hall which houses a w/c and access to the cellar is the kitchen/diner which has an original AGA cooker as well as a seven burner gas stove with double ovens. The kitchen has oak cabinets and worktop with a kitchen sink that overlooks working stables. There is a pantry just off the kitchen which has plumbing for a washing machine.

Across the hall are two further reception rooms, the first has wood effect flooring and dual aspect windows with shutters. This room leads onto the final reception room which provides access to the back garden and has a feature fireplace and vinyl flooring. There is another w/c with plumbing for a washing machine.

On the first floor are four double bedrooms and a Jack and Jill bathroom suite which has a shower above bath, toilet and hand basin. Stairs lead to bedroom five and another bathroom along with a few storage cupboards.

Externally, the property has a courtyard to the rear and a private garden to the side which has a laid to lawn garden with mature trees, an allotment, two separate patio areas and three outbuildings

Drawing Room 17'01 x 15'03 (5.21m x 4.65m)

Dining Room 16'11 x15'04 (5.16m x4.67m)

Reception Room 15 x 13'09 (4.57m x 4.19m)

Second Reception Room 14 x 13'06 (4.27m x 4.11m)

Kitchen/Diner 20'03 x 9'10 (6.17m x 3.00m)

Master Bedroom 17 x 15'04 (5.18m x 4.67m)

Second Bedroom 16'11 x 15'05 (5.16m x 4.70m)

Third Bedroom 16'07 x 13'10 (5.05m x 4.22m)

Fourth Bedroom 13'11 x 10'10 (4.24m x 3.30m)

Fifth Bedroom 15'04 x 10'06 (4.67m x 3.20m)


Bathroom One 15'05 x 6'08 (4.70m x 2.03m)

Bathroom Two 9'10 x 8'10 (3.00m x 2.69m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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