



The Old Stone House 111 Northampton Road

Brixworth, Northampton, NN6 9BU

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Available now!!

Positioned in the heart of Brixworth's conservation area, this attractive and substantial 18th-century semi-detached stone home offers over 2,000 sq. ft. of characterful accommodation across three floors, along with a remarkable range of brick-built outbuildings and a double garage.

£2,800 PCM



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Unfurnished Accommodation: Entrance hall, two reception rooms, kitchen/breakfast room, utility room, cloakroom, five bedrooms, en-suite shower room, family bathroom, second floor WC, enclosed courtyard garden, double garage, extensive outbuildings including stabling, workshop, loft room, and byre. Off-road parking. EPC – C. Council Tax Band D.

Approached directly from the street, the property is entered via an original panelled wooden front door with single-glazed, lead-lined side window. This opens into a spacious and welcoming reception hall with engineered oak flooring, exposed ceiling beams, and a central inglenook-style fireplace with mantle and built-in cupboards to each side. All ground floor rooms are accessed from this hallway, with real wood ledge and brace doors featuring throughout the property to preserve its period charm. Off the hallway, a refitted ground floor cloakroom includes a white macerator WC, vanity basin with storage, tiled floor, and a chrome heated towel rail.

To the left, the primary reception room is a dual-aspect space with oak flooring, exposed beams, wall lighting, and both front and rear windows—the front being secondary glazed with leaded detail, and the rear a modern UPVC unit overlooking the courtyard, raised mantel electric fire, fitted storage cupboard houses the consumer unit. On the opposite side of the hall is the larger second reception room, featuring a Victorian-style ornamental open fireplace with marble surround and tiled hearth (not in use), along with a window to the front elevation and ceiling beam.

The kitchen/breakfast room at the rear of the house and finished to a high standard with shaker-style units, polished quartz worktops, and a central island with storage. Integrated appliances include an electric oven, ceramic hob, extractor hood, dishwasher, and fridge-freezer. French doors open onto the main courtyard, with a secondary UPVC door providing access to the side and outbuildings. Adjacent to the kitchen is a utility room with wall and base units, plumbing for a washing machine, and space for a tumble dryer.

Carpeted stairs rise to the first floor where a vaulted landing provides access to three well-proportioned bedrooms. The master bedroom is a spacious front-aspect double with an open-hearth cast-iron fireplace (not in use), exposed ceiling

beam, and a refitted en-suite shower room comprising a glazed cubicle with rainfall head, vanity basin, WC, and heated towel rail. Also on this floor are two further front-facing bedrooms—one with built-in cupboards and shelving—and a refitted family bathroom with tiled splashbacks, quadrant shower, panelled bath, WC, vanity basin, and a rear-facing window.

The second floor, accessed via a further carpeted staircase, opens onto a mezzanine-style landing with vaulted ceiling and exposed beams. There are two additional double bedrooms on this floor, both with eaves storage, vaulted ceilings, and exposed beams. One room faces the front with a gable-end window, while the other overlooks the rear courtyard. A separate WC is also located on this floor with a white suite, tiled floor, and rear window.

Externally, the house benefits from a private gravel and patio courtyard enclosed by stone walls. Beyond this lies a larger, enclosed secondary courtyard accessed via an undercroft driveway from the neighbouring property, opening into a horseshoe-shaped arrangement of traditional brick-built outbuildings.

These include:

- Double Garage (16'2 x 16'0) with light, power, brick floor, and manual door
- Byre & Workshop – a former cattle building with kennel area, workshop space, and further storage
- Stables – comprising two stalls, a loft room with windows and loading door (over 32ft in length), and secure storage room

All buildings benefit from mains power and offer excellent potential for storage, hobby use, or home working.

The home has been comprehensively refurbished by the current owners, including the installation of a gas-fired central heating system, new kitchen and bathrooms, and the replacement of most windows. Flooring includes engineered oak and porcelain tiles.

Brixworth is a thriving Northamptonshire village with strong commuter links, local amenities including pubs, cafés, medical centre, and a well-regarded primary school. The village lies within close proximity of Pitsford Reservoir and Brixworth Country Park, with access to secondary schools in Moulton and Guilsborough. Rail services are available from Northampton and Long Buckby.

RECEPTION HALL

15'8" x 13'5" maximum (4.78m x 4.09m maximum)

CLOAKROOM

6'9" x 2'9" (2.06m x 0.84m)

LOUNGE

15'5" x 9'10" (4.70m x 3.00m)

DINING ROOM

16'9" x 9'8" (5.13m x 2.97m)

KITCHEN/BREAKFAST ROOM

18'0" x 14'0" (5.49m x 4.29m)

UTILITY ROOM

7'6" x 2'11" (2.31m x 0.91m)

LANDING

16'7" x 7'4" (5.08m x 2.24m)

BEDROOM ONE

12'7" x 10'0" (3.86m x 3.05m)

SHOWER ROOM ENSUITE

9'6" x 2'11" (2.90m x 0.91m)

BEDROOM TWO

10'5" x 10'5" maximum (3.20m x 3.20m maximum)

BEDROOM THREE

10'0" x 7'8" (3.05m x 2.34m)

FAMILY BATHROOM

7'3" x 6'9" (2.21m x 2.06m)

SECOND FLOOR LANDING

11'8" x 8'5" maximum (3.58m x 2.57m maximum)

BEDROOM FOUR

10'0" x 9'8" (3.05m x 2.95m)

BEDROOM FIVE

10'2" x 9'6" (3.12m x 2.92m)

DOUBLE GARAGE

16'2" x 16'0" (4.93m x 4.88m)

BYRE

17'7" x 10'2" (5.38m x 3.10m)

KENNEL

10'7" x 6'3" (3.25m x 1.93m)

WORKSHOP

9'3" x 6'9" (2.82m x 2.08m)

STABLE ONE

10'11" x 8'11" (3.35m x 2.72m)

STABLE TWO

8'5" x 6'11" (2.57m x 2.13m)

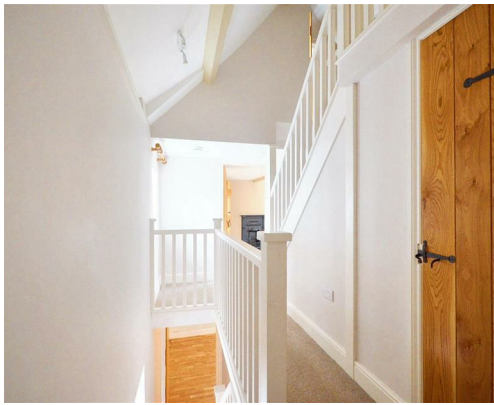
STOREROOM

9'1" x 4'0" (2.77m x 1.24m)

LOFT OVER

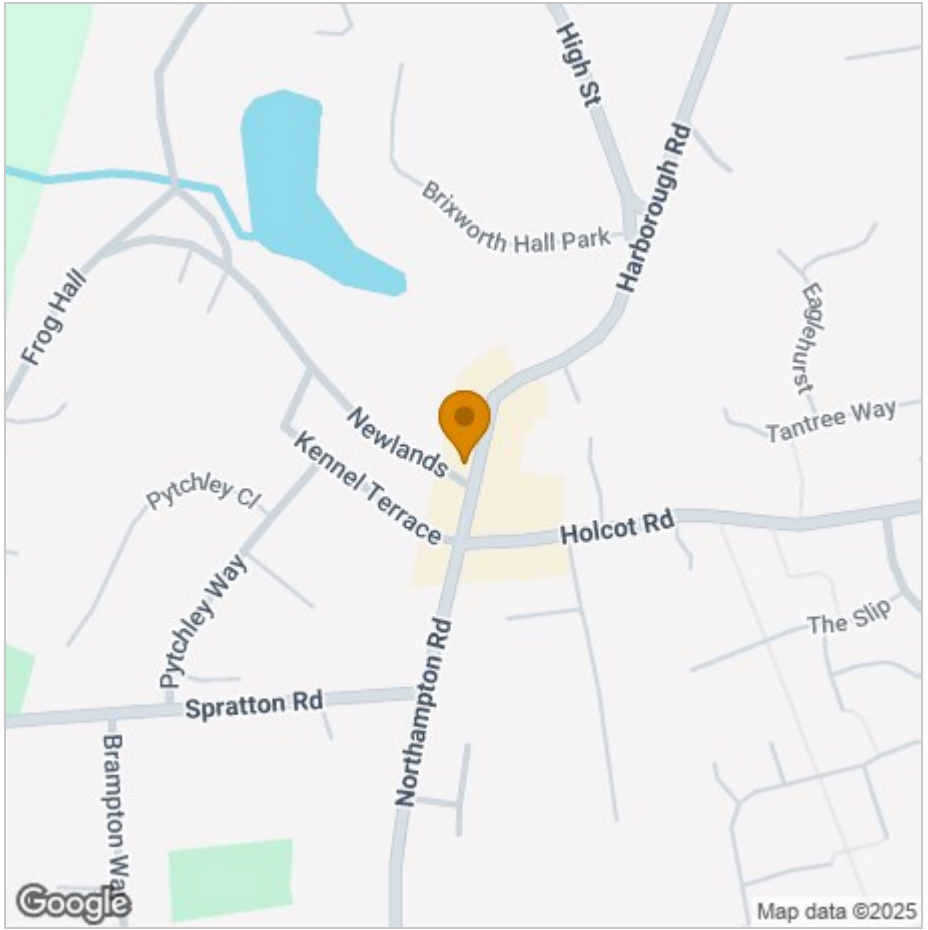
32'8" x 8'11" (9.96m x 2.74m)





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		
	76	86
England & Wales	EU Directive 2002/91/EC 	



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