

HENDERSON CONNELLAN

ESTATE AGENTS



“Step Back in Time”



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Dating back to Tudor times, this important Grade II* listed Home is positioned in the heart of the attractive Higham Ferrers Market Town and offers substantial accommodation embodying a host of impressive character and charm.



Market Square,
Higham Ferrers,
NN10 8BP





Property Highlights

- Forming part of the oldest part of the ancient Market Town of Higham Ferrers, this Grade II* listed property is the only star listed property in the local area and thought to be the second oldest house in Higham Ferrers. Maintaining many original features, you are captivated by its character and charm even before you enter through the front door. Upon entering you will find more quirky and original features than you would expect and generously sized accommodation providing a versatile and flexible layout.
- The property is nestled in the heart of the town centre with all the town amenities immediately close by and the A6 and A45 are just a short drive away providing excellent travel links to the A14 and M1. Rushden Lakes is accessible by car in just over 5 minutes and is within a 40 minute walk, and Wellingborough Train Station provides an excellent commuter link to London just under 6 miles away.
- Entrance into this magnificent property is gained through the original solid hardwood brace and latch door with original key and lock. As you enter the Entrance Hall there are period style timber panelled walls, a useful storage cupboard, and a fitted coir mat in the attractive chequered quarry tiled floor. A timber and glass panelled door leads through to the Inner Hall that boasts a continuation of the chequered quarry tiled floor and provides access into the principal accommodation.
- Truly impressive Sitting Room, exuding the opulence and charm from the property's long standing heritage with exposed timber ceiling beams, wide-planked exposed timber flooring, a stunning stone mullion bay window to the front elevation overlooking the Market Square, an array of nooks in the thick stone walls for storage and a gorgeous hand carved inglenook fireplace with cast iron grate and flue.
- Beautifully presented Dining Room with a stone mullion bay window to the front, timber panelled walls, high quality oak flooring and a re-pointed stone inglenook fireplace with a hand carved beam and multi-fuel burner. Although used as a dining room, the generously sized room provides a host of other possibilities for additional uses.
- Country style Kitchen/Breakfast Room with hexagonal stone tiled flooring, a timber stable door to the Garden, a useful pantry cupboard with motion sensor lighting, and an inglenook fireplace providing a perfect spot for the dog's bed.
- The fitted Kitchen includes an array of low-level hardwood timber units topped with solid granite work surfaces, a double Belfast sink with instant hot water tap and an 'Insinkerator' waste disposal system. There is space and plumbing for an under-counter dishwasher and the electric 'AGA' is included in the sale and ample space for a breakfast table and chairs in the middle of the room.



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- As a central hub to the house, the Library is an inviting space to enjoy reading and relaxing. The Room acts as vestibule to the principal accommodation with stairs rising to the first floor, a continuation of the chequered quarry tiled flooring, an array of useful storage for books, a period style column radiator and a carved stone open fireplace.
- The Drawing Room is a fantastic social entertaining space with a fitted bar and a limestone fireplace housing the cast iron wood burner. Occupying the most recent addition to the property, thought to have been added in the 19th century, the character and charm continues with red period quarry tiled flooring, a door that leads out to the garden and stone steps that lead down to the Cellar. The fitted bar has been finished to a high standard and features hardwood timber inset low-level units topped with star galaxy granite work surfaces and timber panelled walls.
- Ground floor Office/Bedroom Five offering a wealth of possible uses as it could provide an excellent space for running a business, form part of a ground floor annexe, or even as a separate Airbnb if desired (subject to relevant consent). There is a stable door and window to the garden and an en suite shower room with quarry tiled flooring, and a period style 'Burlington' suite to include a low-level WC, a pedestal wash hand basin, and an oversized shower enclosure with a thermostatic shower.
- The stairs flow up from the Library to the naturally light Landing where you are greeted with a stone mullion window to the front elevation. There are two bedroom suites accessed from the main landing and a door provides access to the rear landing with a generous storage cupboard, laundry room and additional bedrooms.
- The Merchant Suite is the larger of the two front bedrooms and boasts a beautifully light feel from the stone mullion bay window to the front. There are timber panelled walls to dado height, an impressive open fireplace with exposed stone and a natural stone hearth, fitted storage, and an en suite Bathroom. The Bathroom offers a modern finish with a traditional twist with exposed beams, solid oak flooring, travertine tiled splashbacks and a three piece suite to include a low-level WC, a compact wash hand basin, and a panel enclosed bath with a fitted screen and a thermostatic 'Burlington' rainwater style shower.

Property Highlights

- The Hatton Suite is also situated at the front of the property benefitting from the stone mullion bay window. There is a useful storage area to one side of the stone fireplace and a high quality en suite Shower Room incorporating oak flooring, marble effect metro tiled walls, a period style towel radiator and a 'Burlington' suite to include a low-level WC, a pedestal wash hand basin and an oversized shower enclosure with a rainwater style shower head and concealed pipework.
- The Bridgman Suite offers charming access through a low-door and pitched ceiling, making for an idyllic children's room. There is a dual aspect to the room with windows on two elevations, ample space for a double bed or twin beds if desired, and double doors lead into the en suite shower Room with a 'Burlington' suite to include a low-level WC, a compact wash hand basin built into a vintage furniture piece, and a corner shower enclosure with a thermostatic shower.
- The Fitzwilliam Suite is currently used as the principal Bedroom for the current owners, offering a good degree of space from the dressing area, generous double bedroom with fitted storage, cast iron fireplace and period bow window, and a sumptuous en suite Shower Room. The En Suite features ample natural light from the Velux window and features a solid hardwood floor, timber panelled walls to dado height and a modern style suite to include a wash hand basin built into a useful storage unit, a low-level WC, and a fantastic size walk-in shower with a 'Burlington' dual rainwater style shower with handheld attachment.
- Separate Laundry Room providing an excellent storage space for linen, clothes and much more. There is Velux window in the ceiling, a corner cupboard housing the hot water system and a door provides access to the Utility Room with space and plumbing for appliances, additional storage and clothes drying space.



The Grounds

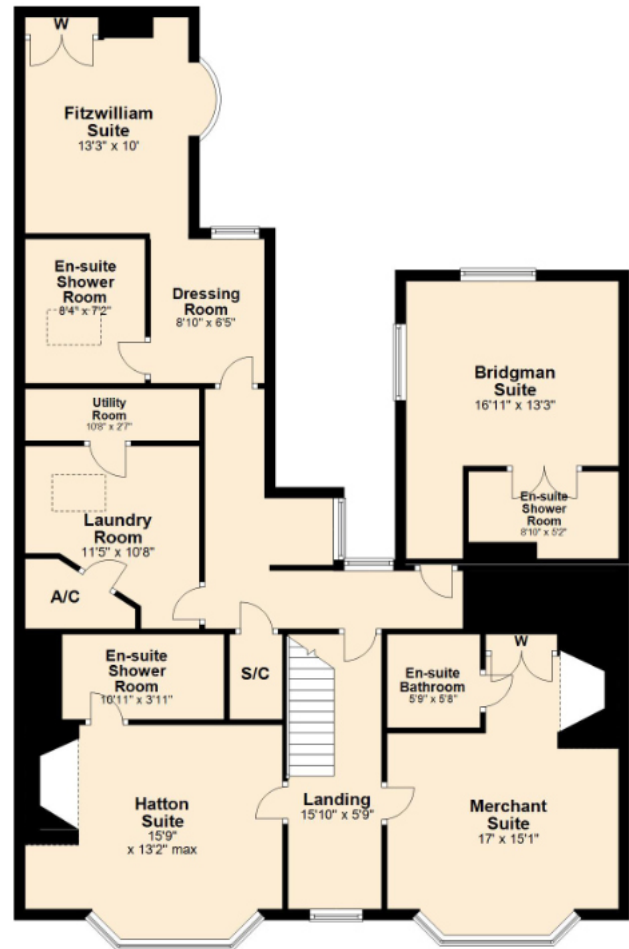
The Property sits directly on the Market Square with a great degree of curb appeal from its imposing stone façade, large period hardwood door, and recently cleaned tiled roof. With access from Hind Stile, the current owners park their vehicles in unallocated parking areas situated directly at the rear of the Property. A high-level stone wall and secure timber gate form the boundary to the charming courtyard rear Garden. Mainly block paved for low-maintenance convenience, the Courtyard also boasts an array of mature and established plants, bushes and trees providing a charming Mediterranean feel in the summer.



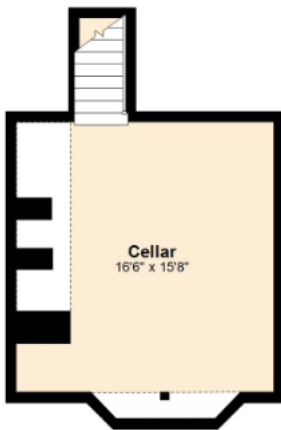
Ground Floor



First Floor



Basement



Total Area Measurements (Approx.)
3215.1 sqft / 298.7 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact angles and proportions.



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