



Ellis Brooke



The Old Rectory Stanford Road, Northampton, NN6 6JU

Offers in excess of £1,100,000





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- 5000 Sqft
- Countryside views
- 1.5 acres
- En suite facilities
- Open fireplaces
- Cellar
- Outbuildings at an extra cost

Nestled in the idyllic village of Clay Coton, this six-bedroom detached property spread over 5000SQFT presents a pleasant blend of timeless elegance and modern comfort. Situated on an vast 1.5 acres of landscaped grounds, this property offers a retreat from any busy lifestyle.

While some areas of the house have not been finished, the parts that have have been thoughtfully modernised while preserving its original features. Open fireplaces, archway windows, and sash double glazing showcase the charm of a bygone era, creating an inviting atmosphere throughout. The home boasts a cellar, a haven for wine enthusiasts or those seeking a unique space.

Spread across its generous layout are six bedrooms, two with ensuite facilities, providing ample space for family and guests. The heart of the home lies in its open-plan kitchen/diner, featuring bi-fold doors that seamlessly connect the interior with the lush surroundings. The adjoining sitting/lounge area offers panoramic views over open countryside, creating a serene backdrop for relaxation.

Additional amenities include a study, utility room, and LPG gas for modern convenience.

Furthermore at an extra price, a detached outbuilding presents an exciting opportunity for conversion into another home, subject to planning permission, adding versatility to this already remarkable property. This property should only be viewed by people willing to take on a working project as some of the rooms remain unfinished.



About this property

Location

Hall

Study 11'7x9'9 (3.53mx2.97m)

Sitting Room 20'1x13'8 (6.12mx4.17m)

Lounge/Diner 29'1x15'9 (8.86mx4.80m)

WC

Kitchen/Diner 33'9x19'5 (10.29mx5.92m)

Utility Room 12'7x9'1 (3.84mx2.77m)

Boiler Room

Landing

Main bedroom 20'3x18'8 (6.17mx5.69m)

En Suite 9'6x8'9 (2.90mx2.67m)





Walk in Wardrobe

Bedroom Two 20'0x15'8 (6.10mx4.78m)

En Suite 9'8x6'1 (2.95mx1.85m)

Bedroom Three 13'2x13'8 (4.01mx4.17m)

Bedroom Four 12'8x11'7 (3.86mx3.53m)

Bedroom Five 10'3x11'8 (3.12mx3.56m)

Bedroom Six 32'9"13'1" x 32'9"26'2" (10'4 x 10'8)

Family Bathroom

Outside

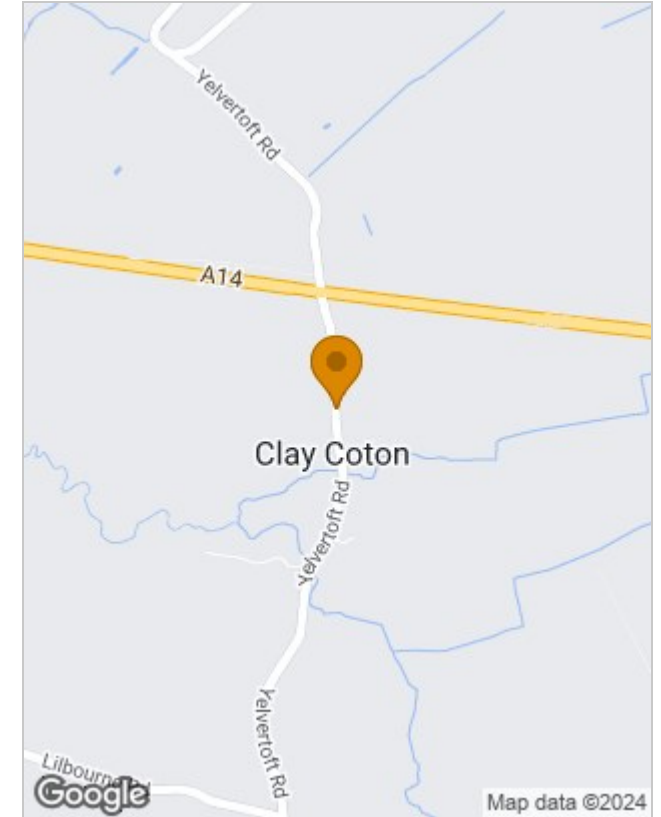




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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