



**Upper High Street**  
Harpole, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*



Upper High Street  
Harpole, Northampton, NN7 4DJ

TOTAL AREA: APPROX. 173.39 SQ. METRES (1866.3 SQ. FEET)

SITUATED IN THE HEART OF THE EVER-POPULAR NORTHAMPTONSHIRE VILLAGE OF HARPOLE, CEDAR COTTAGE IS A TRULY CHARMING AND CHARACTER-FILLED GRADE II LISTED HOME THAT HAS BEEN THOUGHTFULLY AND EXTENSIVELY IMPROVED BY THE CURRENT OWNERS.

#### GROUND FLOOR

- DINING HALL
- SITTING ROOM
- KITCHEN
- UTILITY ROOM
- SHOWER ROOM
- GARDEN ROOM

#### SECOND FLOOR

- TWO BEDROOMS

#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

#### FIRST FLOOR

- LANDING
- PRINCIPAL BEDROOM (EN-SUITE)
- BEDROOM TWO
- BATHROOM

Offers In Excess Of £599,995 Freehold





## THE PROPERTY

Upon entering through the striking front door, you're welcomed into the dining hall—a beautiful space that immediately sets the tone with its inglenook fireplace, wood panelling, quarry-tiled floor, fitted dresser housing a fridge and freezer, and a window seat. From here, stairs lead to the first floor, while a door opens into the cosy sitting room, complete with a log-burning stove and further window seating.

To the other side of the dining hall is the spectacular bespoke kitchen, designed and fitted by Jackson Stone. It features in-frame cabinetry, open shelving, a vaulted ceiling with exposed beams, and oak French doors that lead out to a sunny courtyard—perfect for morning coffee or al fresco dining.

The ground floor continues with a practical utility room (with plumbing for white goods), a downstairs shower room, and access to the garden room—a wonderful addition blending modern comfort with period charm. With underfloor heating, wood panelling, exposed beams, and oak French doors opening to the garden, it's an ideal space for relaxing year-round.

Upstairs, the principal bedroom offers beautiful wooden flooring, fitted wardrobe, window seats, and a modern en-suite shower room. The second bedroom is a generous double room with wooden floors, fitted wardrobes, and a window seat. Located off the landing is the family bathroom. On the second floor are two further double bedrooms, both with skylights and fitted wardrobes, perfect for family, guests, or home office space.

The front garden is enclosed by a stone wall and accessed via wooden driveway and pedestrian gates, leading to a cobbled driveway with raised beds, a mature spruce tree, and a former well. A side gate leads to the rear garden, beginning with a gravelled courtyard and storage area, and opening into a stunning landscaped show garden.

This exceptional outdoor space features decked, paved, and tiled entertaining areas, mature planting, and a lawned section with meandering gravel paths. At the garden's end sits The Burrow-a cosy summerhouse complete with power, light and internet connection, ideal for quiet retreats or creative pursuits.

A rare opportunity to acquire a truly special home blending period features with modern craftsmanship, in one of Northamptonshire's most desirable village locations.

EPC: Exempt (Grade II Listed) Council Tax Band: E





## MATERIAL INFORMATION

|                      |                                     |
|----------------------|-------------------------------------|
| Type                 | Cottage                             |
| Age/Era              | Ask Agent                           |
| Tenure               | Freehold                            |
| Ground Rent          | Ask Agent                           |
| Service Charge       | Ask Agent                           |
| Council Tax          | Band E                              |
| EPC Rating           | Ask Agent                           |
| Electricity Supply   | Mains                               |
| Gas Supply           | Mains                               |
| Water Supply         | Mains                               |
| Sewerage Supply      | Mains                               |
| Broadband Supply     | Ask Agent                           |
| Mobile Coverage      | Depends on provider                 |
| Heating              | Gas Central Heating                 |
| Parking              | Ask Agent                           |
| EV Charging          | Ask Agent                           |
| Accessibility        | Ask Agent                           |
| Flood Risks          | Has not flooded in the last 5 years |
| Mining Risks         | Ask Agent                           |
| Restrictions         | Ask Agent                           |
| Obligations          | Ask Agent                           |
| Rights and Easements | Ask Agent                           |

## LOCATION

Harpole is situated some 5 miles west of Northampton, accessed via the A45 Northampton ring road which in turn links to M1 J16 less than 2 miles away. It also boasts good public transport links via a regular bus service to Northampton town centre where a mainline train station operates to both Birmingham New Street and London Euston. Home to many local businesses and services including post office, village store, three public houses, travel lodge, All Saints parish church, Methodist and Baptist chapels, Harpole also has two pre-school facilities and a primary school which feeds into Campion Secondary School, Bugbrooke just under 4 miles away. In addition, there are several clubs, groups, organisations and sports supported by the community via the playing fields, school and village hall facilities. Harpole is also host to the locally infamous annual scarecrow weekend, held in September, at which residents are invited to display their finest and most humorous creations to raise money for the village.

## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. 173.39 SQ. METRES (1866.3 SQ. FEET)





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