



Connells

Woolston Close
Northampton



Property Description

Manfield House, tucked away in a peaceful cul-de-sac in Spinney Hill, boasts a rich history and unparalleled charm. This magnificent building, constructed between 1899 and 1902, was once the home of a prominent Northamptonshire shoe manufacturer and later served as a hospital. Today, it offers a unique blend of historical grandeur and modern comfort.

Enjoy a generous layout with a large lounge/dining room, perfect for entertaining. Retaining a wealth of original features, this apartment truly embodies the spirit of the historic Manor House. Admire the exposed wood beams, stained glass windows overlooking the stunning grounds, and elegant ornate mouldings. The kitchen is equipped with integrated appliances, the bathroom is finished to a high standard and the two double bedrooms provide ample space for relaxation and privacy.

Enjoy the tranquility of the expansive communal gardens. These beautifully maintained grounds extend to approximately 19 acres, featuring established trees, a large lawn and picturesque views.

Entrance Hall

Enter via wooden fire door. Wall mounted radiator. Intercom. Storage cupboard housing boiler and fuse board.

Lounge

22' 4" max x 14' 3" max (6.81m max x 4.34m max)

Window to the rear aspect. Two wall mounted radiators. Virgin point and TV point.

Kitchen

11' 4" max x 11' 3" max (3.45m max x 3.43m max)

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Integrated dishwasher, washing machine and fridge-freezer. Storage cupboard.

Bedroom One

22' 11" max x 12' 4" max (6.99m max x 3.76m max)

Window to the rear aspect. Two wall mounted radiators. TV point. Virgin point.

Bedroom Two

8' 11" max x 15' 8" max (2.72m max x 4.78m max)

Window to the rear aspect. Wall mounted radiator. Built-in wardrobes.

Bathroom

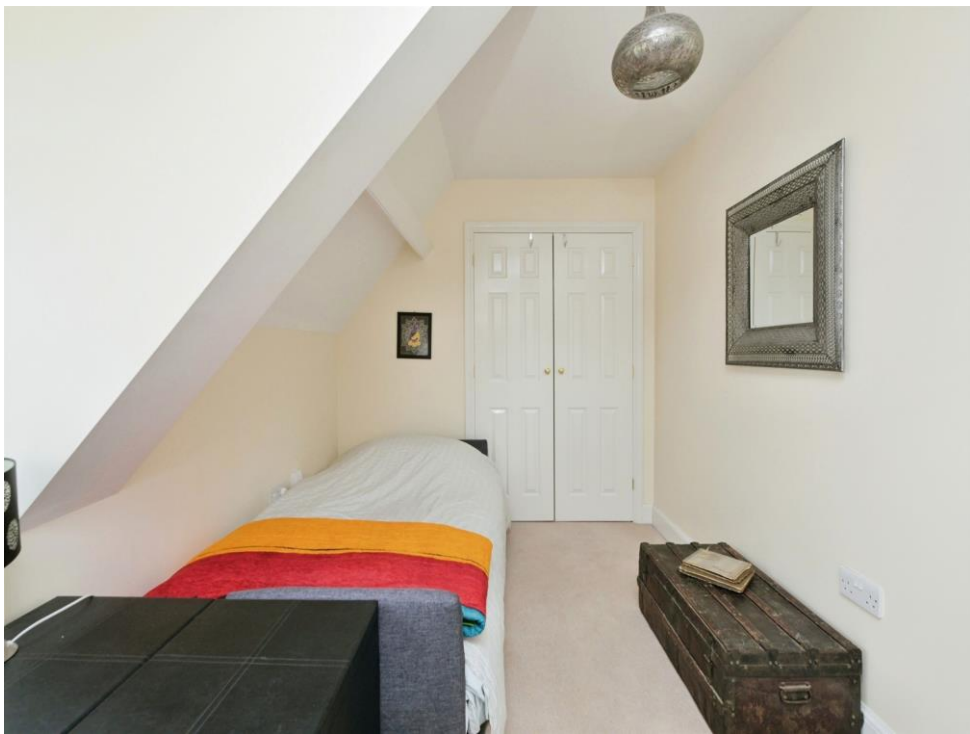
Bath with shower over, wash hand basin and low level wash hand basin. Wall mounted radiator. Skylight.

Outside

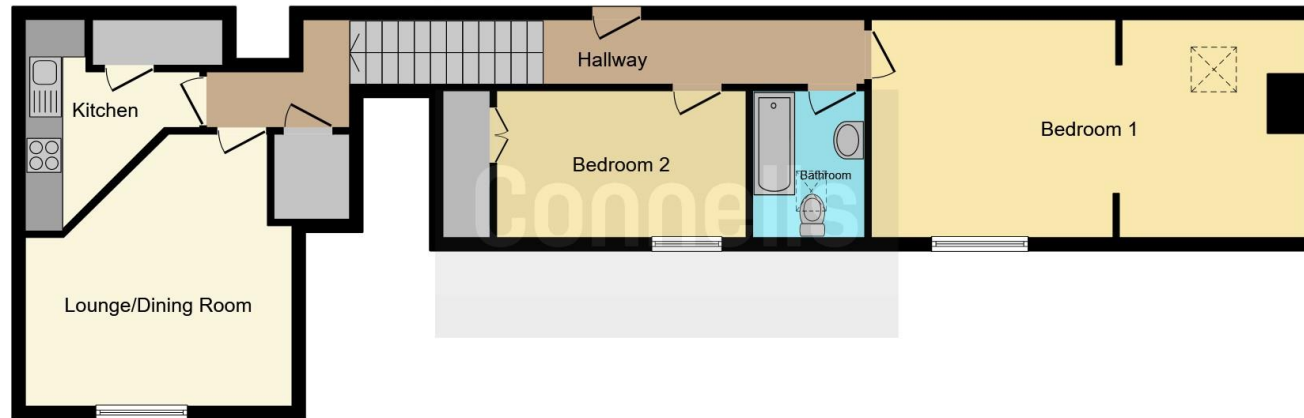
Parking

Two allocated parking spaces to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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6 Wood Hill
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EPC Rating: Awaited

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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