



Top Farm, Harrowden Road, Orlingbury, Northamptonshire,
NN14 1JB

HOWKINS &
HARRISON

Top Farm, Harrowden Road,
Orlingbury,
Northamptonshire, NN14 1JB

Guide Price: £775,000

A CHARMING STONE AND THATCHED GRADE II LISTED PERIOD COTTAGE, DATING BACK TO THE EARLY 18TH CENTURY, OFFERING SUBSTANTIAL AND BEAUTIFULLY REFURBISHED ACCOMMODATION OF 2,861 SQ FT WITH ORIGINAL AND CHARACTER FEATURES AND A SUBSTANTIAL DETACHED TWO STOREY STONE BARN WITH PLANNING TO CONVERT TO AN ANNEXE, OFFERED FOR SALE WITH NO UPWARD CHAIN

- Stunning period cottage
- Five reception rooms
- Impressive kitchen/family room
- Four bedrooms
- Well appointed family bathroom & shower room
- Gardens and double garage
- Substantial detached barn for conversion
- Rethatched in 2022
- NO UPWARD CHAIN



Top farm has undergone a complete renovation program by the current vendors since their ownership in 2015, retaining many original features to include, window seats, exposed timbers, stonework, fireplaces and flagstone flooring, yet provides for modern day living extending to 2,861 sq ft, as well as a rethatched roof in 2022.

Originally three dwellings, Top Farm offers versatile accommodation which is not short on ground floor social space, with a number of reception rooms and a stunning kitchen/family room with handcrafted cabinets, island and a particular feature is an illuminated glass covered light well and exposed stone work.

There is also a great opportunity to convert a substantial two storey stone barn of 2562 sq ft which has detailed consent for an annexe but maybe suitable for other uses subject to planning.



Ground Floor

The entrance hall has a door into the dining room with an inglenook fireplace and display shelving either side, a flagstone floor, door to the cellar and stairs rising to the first floor. The sitting room also features an inglenook fireplace, stairs rising to the first floor, window seat and shutters to the front aspect, French doors into the garden room which overlooks and leads onto the rear garden that also has a cloakroom with WC and wash hand basin. Returning to the hall there are two further reception rooms both featuring fireplaces and a further staircase rising to the first floor.

To the rear of the property is a stunning and well appointed kitchen/family room, extended by the current owners it now offers a light and airy entertaining area with a range of modern handcrafted cabinets, quartz working surfaces and island incorporating a sink unit, appliances include a Rangemaster cooker with induction hob, double oven, grill and proving drawer, wine cooler and dishwasher, and fridge, French doors onto the rear garden, flagstone floor, exposed stone wall and a feature illuminated glass covered well.

Just off the kitchen is a cloakroom and a useful study also with an exposed stone wall.

The utility room has fitted cabinets, working surfaces, space for fridge/freezer, dryer etc, stable door to the side and a boiler cupboard housing the boiler and water cylinder.





First Floor

There are four bedrooms all beautifully presented and tastefully decorated, each with their own features to include fireplaces, exposed stone work and window seats, there is also a well appointed family bathroom with a roll top bath, shower cubicle, wash hand basin and WC as well as a feature exposed stone fireplace, and further shower room with cubicle, WC and vanity unit with glass bowl sink.



Outside

The front of the property is enclosed by a stone built boundary wall, lawned and stocked gardens and a wrought iron pedestrian gate to the front door. To the side is a driveway for four cars leading to a double garage.

The well tended rear gardens offer a good degree of privacy, enjoying a sunny aspect with a paved patio, lawned gardens with established planting and mature fruit trees, a good size wood store and adjoining workshop.

There is a substantial two storey barn offering a unique opportunity to convert into a 2 bedroom annexe which consent was granted for on 25/11/2021, NW/21/01025/FUL but could also have other uses subject to consent.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Northamptonshire Council. [Tel:0300-126700](tel:0300-126700)
Council Tax Band – G

EPC -

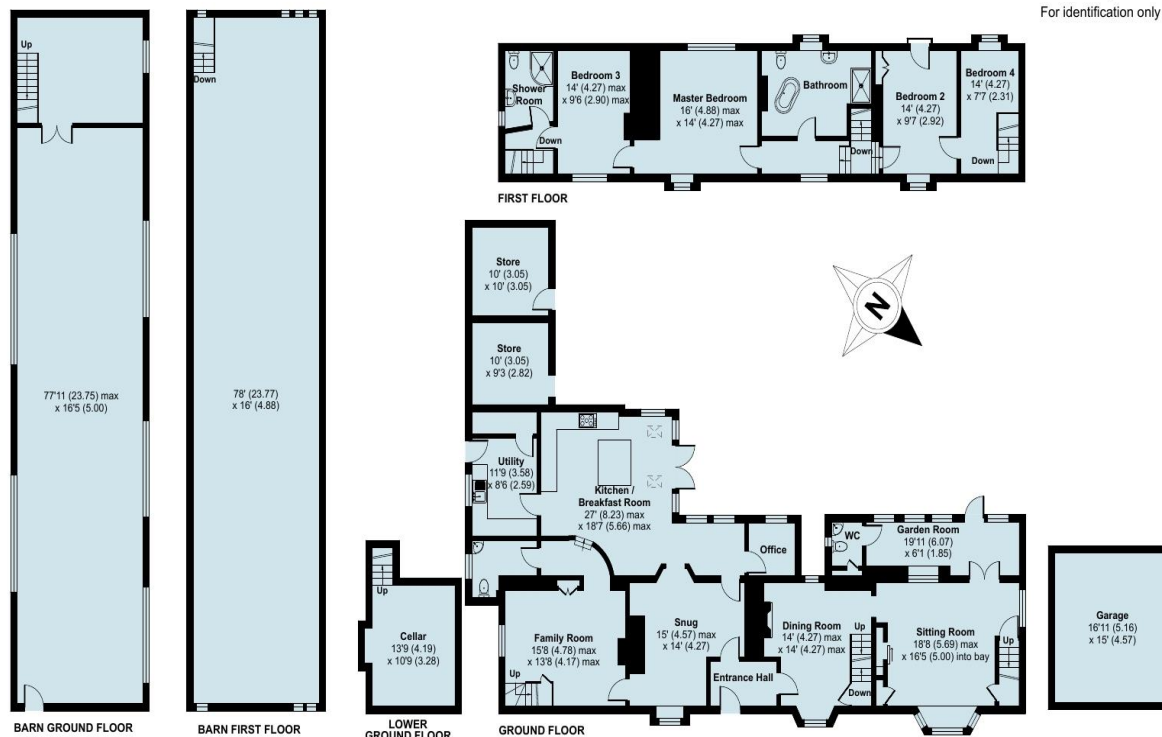
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EXEMPT

Harrowden Road, Orlingbury, Kettering, NN14

Approximate Area = 2861 sq ft / 265.8 sq m
Garage = 254 sq ft / 23.6 sq m
Barn = 2562 sq ft / 238 sq m
Store = 193 sq ft / 17.9 sq m
Total = 5870 sq ft / 545.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Howkins & Harrison. REF: 1016404

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