



Manor Farm House, Church Street, Rothersthorpe, Northamptonshire, NN7 3JD

HOWKINS &  
HARRISON

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Guide Price: £1,500,000

A stunning Georgian farmhouse, beautifully presented and carefully renovated over the last 12 years to a high standard, retaining a wealth of character features and stylish interior, enjoying a private courtyard setting with stables, barn and grounds of around 2.3 acres, nestled in the sought after village of Rothersthorpe.

#### Features

- Handsome Georgian farmhouse
- Beautifully presented accommodation
- Four reception rooms
- Impressive handcrafted kitchen
- Seven bedrooms & four bathrooms
- Barn with mezzanine floor
- Stables and potential annexe accommodation
- Grounds of around 2.3 acres



## Location

The pretty village of Rothersthorpe has a church, day nursery and primary school which feeds into Campion secondary school in Bugbrooke, less than 4 miles away. Also located in Bugbrooke is the doctor's surgery and pharmacy for Rothersthorpe residents along with general stores and further public houses/restaurants. Closer by, the neighbouring village of Kislingbury also has two public houses, a restaurant, and a village shop. Rothersthorpe is located 4 miles from Northampton and just 3 miles from M1 J15a which also gives easy access to the A43 and A45 ring roads. There are train services from Northampton into London Euston or Birmingham, with journey times of around 1 hour, along with services to London from Milton Keynes with journey times of around 35 minutes.



## Ground Floor

The entrance hall has stairs that rise to the first floor accommodation and a high corniced ceiling, a door into the sitting room which has a feature fireplace with burner, corniced ceiling, original window shutters and plantation shutters, French doors lead into a fabulous orangery with a quarry tiled floor, French doors overlooking the courtyard, central water feature, stables and direct access onto terrace. Just off the hall is the dining room which enjoys a dual aspect with original window shutters and plantation shutters, feature fireplace, high corniced ceiling and underfloor heating. An exceptional kitchen which boasts a range of handcrafted oak cabinets, quartz and granite working surfaces, two kitchen islands, an oil fired Aga as well as an AGA electric cooker with two ring companion hob, integrated dishwasher, fridge, "Quooker" boiling and sparkling water tap, marble floor tiles and plantation shutters. The boot room has a door leading out to the rear of the house, sink unit, cupboards, further door that gives access to the cloakroom and a secondary staircase to the first floor. The laundry room has further bespoke cabinets and granite working surfaces incorporating a deep sink, plumbing for washing machine, ample space for a fridge/ freezer and an enclosed oil fired boiler. Completing the ground floor accommodation is the family room which has a feature brick built fireplace with log burner and exposed ceiling beam.





## First Floor

The impressive and stylish first floor accommodation with fireplaces, corniced ceilings and tastefully presented has three bedrooms, a shower room and a fabulous and well appointed en-suite bathroom with copper slipper bath and matching wash hand basin upon a glass plinth to the master bedroom.

## Second Floor

The second floor offers private and versatile accommodation which can be accessed via both the main staircase and a rear staircase, with a dual aspect bedroom, sitting room/dressing room, an en-suite shower room, two further double bedrooms, and bathroom, all tastefully presented and decorated to a high standard.

## Outside

A set of electrically operated metal gates give access to the rear of the property and private gravelled courtyard with a stunning stone water feature, and raised entertaining/seating terrace which is monitored by a CCTV/security system.

There are six traditional brick built stables, tack room and store housing the oil tank as well as a workshop/store. A large brick built barn offers a wonderful opportunity and space as either garaging, storage, annex, or home office, subject to the necessary consent, in addition there is a mezzanine level offering further space.

Beyond the courtyard area through a five bar gate are private lawned gardens with mature and established planting, natural stream and gravelled pathway to a further gate which leads onto around 2 acres of paddocks enclosed by post and rail fencing where there is a beautifully restored railway carriage ideal for outside entertaining.

Planning permission was granted for the conversion of part of the stable block in July 2021, for an annexe to be created under the application of WNS/2021/0584/FUL





## Viewing

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

## Fixtures and Fittings

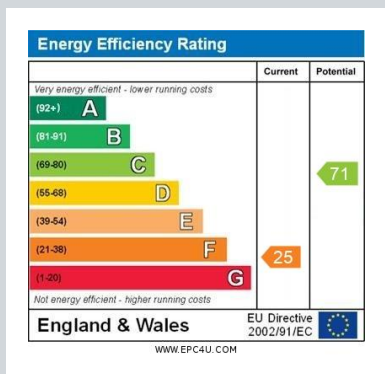
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

West Northamptonshire Council  
Tel:0300-126700  
Council Tax Band - G



## Howkins & Harrison

14 Bridge Street, Northampton NN1 1 NW

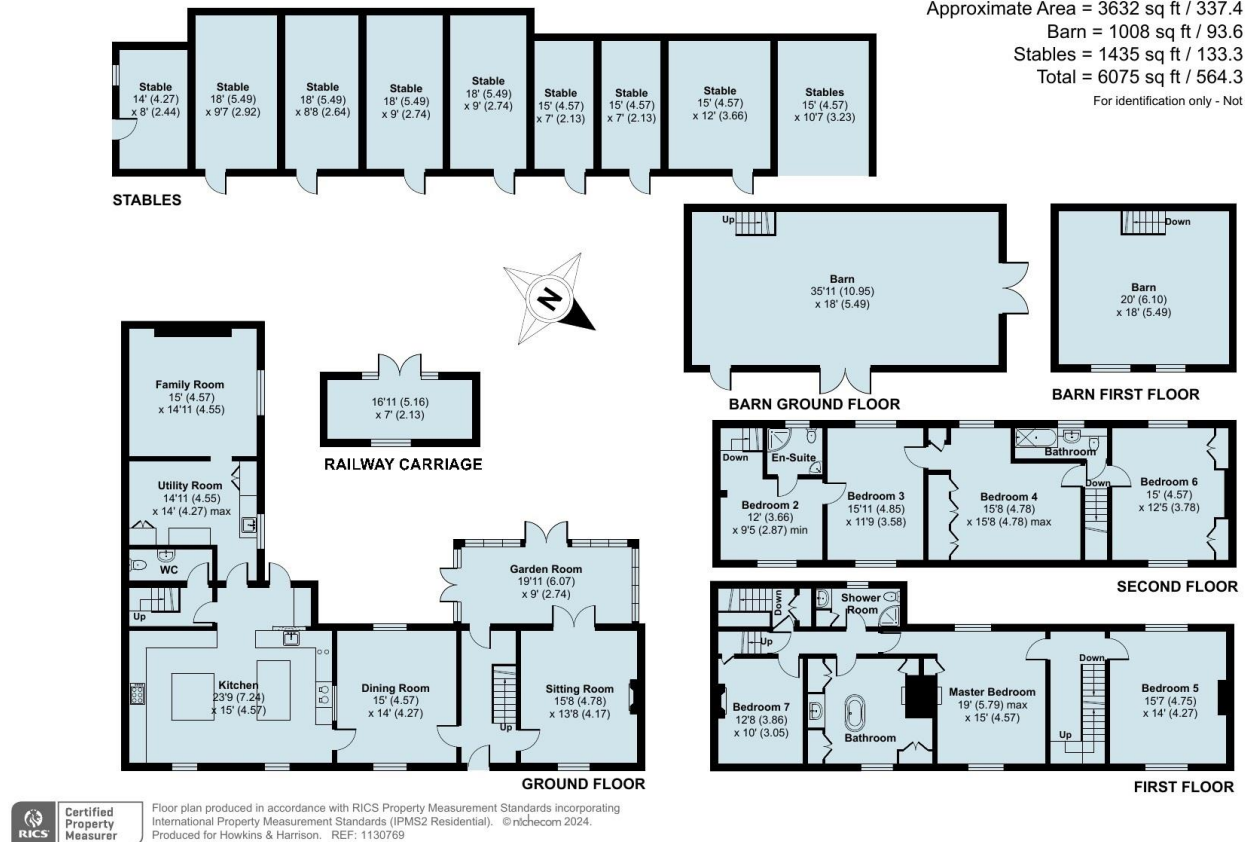
Telephone 01604 823456  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
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## Church Street, Rothersthorpe, Northampton, NN7

Approximate Area = 3632 sq ft / 337.4 sq m  
Barn = 1008 sq ft / 93.6 sq m  
Stables = 1435 sq ft / 133.3 sq m  
Total = 6075 sq ft / 564.3 sq m  
For identification only - Not to scale



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.