



The Old Coach House, Winwick Manor, Winwick, Northamptonshire, NN6 7PD

HOWKINS &  
HARRISON



# The Old Coach House, Winwick Manor, Winwick, Northamptonshire, NN6 7PD

Guide Price: £735,000

An opportunity to purchase a three bedroom, former coach house to Winwick Manor, built circa 1920's/30's. The property is situated at the end of a sweeping gravel driveway, entered by electric gates, on the edge of the village. Few properties become available in Winwick and this beautiful home benefits from an annexe, outbuildings and a wonderful garden. The total plot extends to 0.49 acres or thereabouts.

## Features

- Former Coach House to Winwick Manor
- Total plot 0.49 acres
- Open plan living to the ground floor
- Underfloor heating to the kitchen
- Three double bedrooms
- Exposed beams
- Multi fuel stove
- Beautiful gardens
- Conservatory
- Separate one bedroom annexe/home office
- Outbuildings to include a summer house & workshop/store
- Parking for several vehicles
- Semi rural location



## Location

Winwick is a small village and civil parish in the Daventry district of the county of Northamptonshire. This delightful village is north of West Haddon and found here is The St Michael & All Angels church which is a beautiful Grade II listed building. The nearest railway stations to Winwick are Long Buckby at 4.4 miles and Rugby train station at 7.3 miles. The closest primary schools to Winwick are West Haddon Endowed Church of England Primary School and Yelvertoft Primary School. Secondary Schools include, Guilsborough Academy and Ashlawn School. Local independent primary/prep schooling is offered at Spratton Hall Preparatory School, Bilton Grange School, Pitsford School and Maidwell. Independent Secondary Schooling is available at Rugby School, King Henry VIII at Coventry (train from Long Buckby) and Princethorpe College. There is a local doctor's surgery and pharmacy in Guilsborough. Local public houses close by include the very popular Sheaf Inn at West Haddon and The Knightly Arms at Yelvertoft.



## Ground Floor

A stable door provides access to the impressive open plan kitchen/sitting/dining room, which is particularly spacious with multi aspect windows affording plenty of natural light. The room is informally divided into separate living areas, with the kitchen overlooking the rear aspect, boasting views over the wonderful gardens, and fitted with a variety of bespoke built wall and base shaker style kitchen cabinets and drawers with Silestone quartz worksurfaces over, along with an island unit with an oak worktop, which provides further storage and seating for four. Appliances include an electric Rangemaster oven with induction hob and extractor fan over, dishwasher and American style fridge freezer. There is a Belfast sink and attractive travertine flooring with underfloor heating. The sitting/dining room is a light and airy space, fitted with wooden flooring and cast iron radiators, with the focal points of the room being an attractive exposed ceiling beam, along with a multi fuel stove with oak beam above and black limestone hearth. From the kitchen steps and a solid oak door leads to an inner hallway, with stairs rising to the first floor and doors leading through to a conservatory, which overlooks the side aspect and has ceramic tiled floor. The inner hallway also provides access to a utility room with white high gloss fitted units and solid wood worktop, space for a washing machine and tumble dryer, along with a wash hand basin and WC.

## First Floor

A spacious galleried landing has exposed wooden timbers and a study area with fitted desk and bookshelf. Doors provide access to three double bedrooms, all of which have exposed beams painted in a contemporary grey, and a spacious family bathroom. The principal bedroom overlooks the front aspect, the focal point of which is an attractive stone mullion window. There are bespoke fitted wardrobes to one wall along with under eaves storage. The family bathroom is fitted with wood effect flooring, a walk-in shower with glass screen, metro style wall tiling and a rainfall shower head with handheld shower attachment. There is a ball and claw foot freestanding bath with mixer taps over and a wash hand basin and WC inset into a shaker style vanity unit, with stone shelf over.





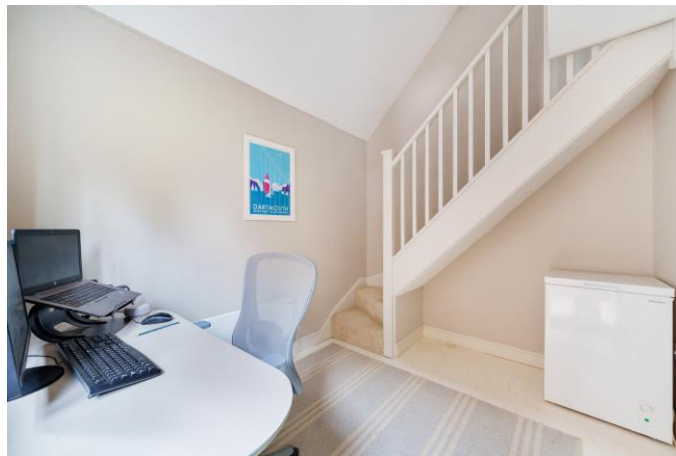






## Outside

The property is approached from the lane passing St. Michael and All Angels church arriving at an impressive gateway with electric gates. Beyond the gates a sweeping gravel driveway with pastureland either side, leads to a gravel courtyard and an area of block paving in front of The Old Coach House, which provides parking for several vehicles. There is a brick-built outbuilding/annexe which is currently being used as an office. A door leads to a shower room with attractive tongue and groove panelling, a shower cubicle, WC and Victoriana wash stand. From the office stairs rise to a mezzanine, which is currently being used as an additional bedroom. Beyond the outbuilding, a picket fence with gate provides access to the wonderful 0.49 acre rear garden, which also extend around to the side of the property. The mature gardens are mainly laid to lawn with established borders planted with a variety of plants, shrubs and trees including silver birch, hydrangea and fruit trees. To the rear of the garden there is gated access to additional parking and two outbuildings, one of which is a summerhouse being used as a gym and has a paved patio area, the other is a wavey edge, timber cladded workshop and store. To the side of the property there is an area with attractive box hedging, currently being used as a children's play area and has a further paved patio ideal for al fresco dining. A block paved and slate path extends around the property.









## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

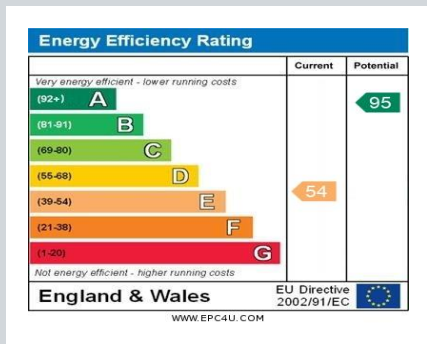
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – F.



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

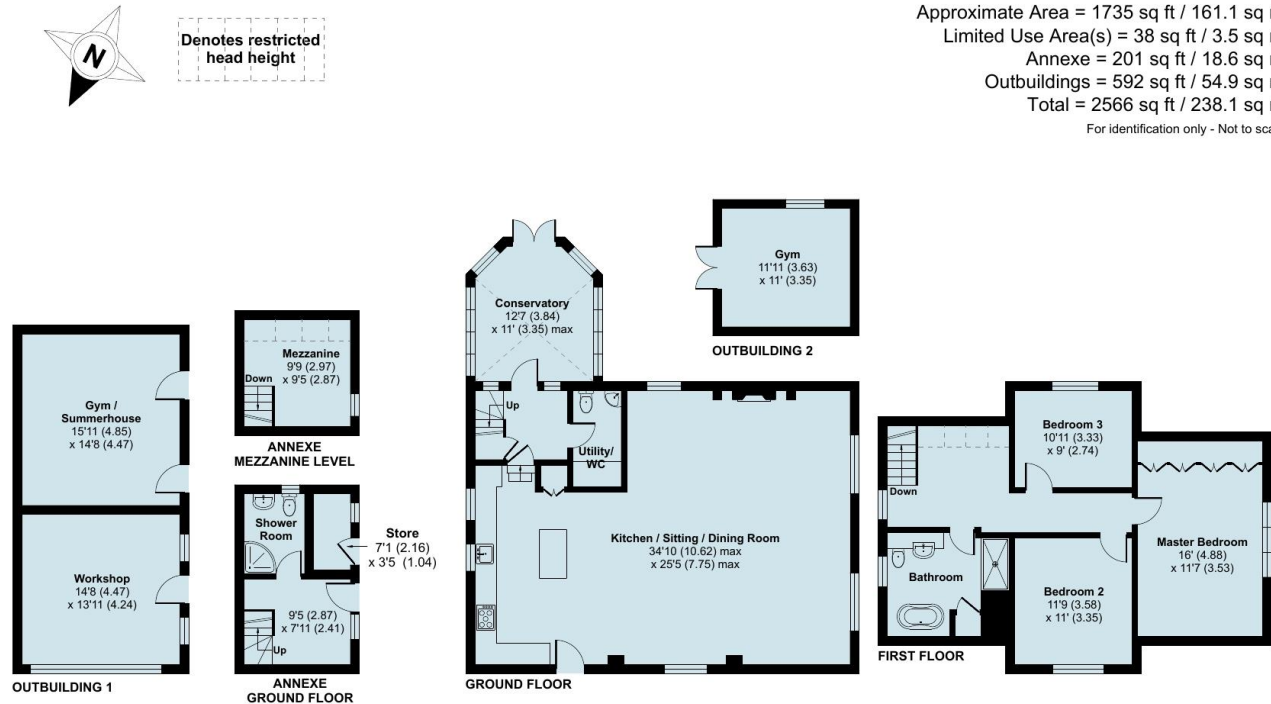
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## The Old Coach House, Winwick, Northampton, NN6

Approximate Area = 1735 sq ft / 161.1 sq m  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Annexe = 201 sq ft / 18.6 sq m  
Outbuildings = 592 sq ft / 54.9 sq m  
Total = 2566 sq ft / 238.1 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). © nche.com 2023. Produced for Howkins & Harrison. REF: 1048180

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