



Allerton House, Green Lane, Isham, Kettering **Freehold** £2,400,000

**Pattison  
Lane**



# Key Features

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- Superb Character Property on a Plot of Almost Three Acres
- Ideal For Multi-Generational Living with Two Self Contained Flats
- 17kw Solar Power System with Tesla Battery Storage
- A Range of Outbuildings to Include Two Stable Blocks
- Stunning Countryside Views from a Large First Floor Terrace

Nestled within the charming village of Isham, with sweeping countryside views, sits Allerton House-an exquisite, stone-built property that seamlessly blends traditional elegance with modern, high-tech luxury. Set within nearly three acres of grounds, this immaculate and private estate offers an unparalleled living experience, boasting a wealth of premium amenities, and a rich history that adds to its unique character.

## A Heritage of Distinction

The history of Allerton House is deeply rooted in the local landscape. The building itself stands on land once known as "The Enclosure," which was acquired in 1923. The site was formerly an orchard and garden, and the current house was built to reflect a perfect blend of traditional and modern design. Its past is chronicled in the ownership records, which trace its history through prominent local figures and families. This home is not just a building; it is a piece of local heritage, thoughtfully preserved and meticulously renovated for the next chapter of its story.





### The Main Residence: A Masterpiece of Design

Step inside and discover a home where every detail has been meticulously crafted. The grand reception hall, with its bespoke stone fireplace and solid oak galleried staircase, sets a magnificent tone. The impressive lounge is perfect for entertaining, featuring a grand stone fireplace and French doors that open onto a terrace, while the formal dining room is ideal for elegant dinners.

The heart of the home is the stunning, open-plan kitchen/breakfast room, designed for sociable living and culinary enthusiasts. It features bespoke, handcrafted units with the craftsman's logo engraved, a central island, granite work surfaces, a traditional 4 oven Aga, and a 6-ring gas hob. For modern convenience, there's also a Meile eye-level microwave/oven, a Meile fresh coffee bean machine, and a Fisher & Paykel dual dishwasher. This space flows effortlessly into the bright and airy family room, complete with a vaulted ceiling and exposed beams, creating a rustic yet refined atmosphere.

The first floor is home to four luxurious bedrooms, including a spectacular master suite. This private sanctuary includes a separate dressing room, a lavish en-suite bathroom with a Jacuzzi bath, and a private rooftop balcony offering breathtaking views of the grounds and beyond.

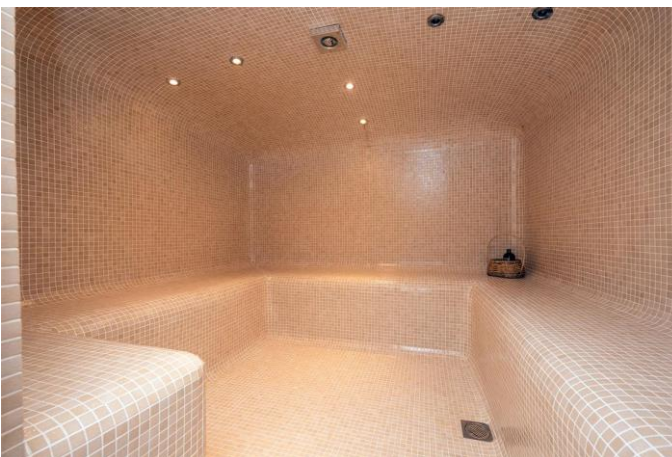
### Exceptional Amenities for a Life of Leisure

The property's leisure facilities are second to none. A dedicated area houses an outdoor heated swimming pool with a hot tub and a purpose-built outbuilding containing a gym, changing rooms, showers, and a steam room. The property also benefits from open planning permission and building control approval for a glass enclosure over the swimming pool, with footings already pre-installed, allowing for its conversion into a stunning indoor pool.

Beyond the main house, the grounds are a true paradise. Secured by stone walls and wrought-iron gates, they feature beautifully landscaped gardens with lush lawns, a charming children's play area, and natural, preserved spaces. A delightful series of duck ponds, complete with a timber deck and footbridge, offers a tranquil retreat. For the equestrian enthusiast, there are a total of eight stables across two blocks. The larger block has been partially converted with residential usage in mind, offering exceptional potential for a staff cottage or additional accommodation. The property also has lapsed planning permission for a triple garage with offices above.







**Modern Technology and Unrivalled Convenience**  
Allerton House is equipped with a suite of cutting-edge technology, ensuring comfort, security, and efficiency. The property runs on a state-of-the-art 17 kW solar power system with Tesla battery storage, providing seamless and uninterrupted power. A zoned water sprinkler system for the garden draws from a natural stream and a large water harvesting tank, demonstrating an eco-conscious approach to property management. Zoned gas boilers and an advanced air conditioning system offer precise climate control throughout the house and gym.

Security is paramount, with a remote entry system, CCTV with Cat 5 wiring, and a comprehensive burglar alarm. The home also features an integrated Sonos speaker system piped to three zones. A 7 kW car charging point adds to the property's modern conveniences.

**Additional Accommodation and Practicality**  
Adding to its versatility, the lower ground floor contains two self-contained apartments that can be used independently or combined into one large residence, offering superb flexibility for guests, multi-generational living, or staff.

This remarkable property offers an incredible blend of historical charm and contemporary luxury. With its generous living spaces, exceptional amenities, and advanced systems, Allerton House is not just a home—it's a lifestyle.

LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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