

THE BOTHY

MAIDWELL ROAD HASSELBECH, NN6 9LG

JAMES
SELICKS





A beautiful and imposing detached family home, flanked by some of Northamptonshire's most attractive rolling countryside. The spacious and versatile accommodation is finished to a high standard and features a stunning breakfast kitchen, four reception rooms, four well-proportioned bedrooms and three stylish bathrooms, making it ideal for modern family living.

Entrance hall • cloakroom • snug • sitting room • study • utility room • family room • breakfast kitchen • conservatory • master bedroom • en-suite • three further bedrooms • bathroom • driveway • triple garage • stunning gardens • outhouses • EPC - D

Accommodation

An original solid wood front door leads into an entrance hall with two windows to the front and ceiling coving, housing the stairs to the first floor with storage beneath, a cloakroom with a two piece suite and being open to a cosy snug with ceiling coving and a centrepiece traditional brick fireplace with wood mantel and an inset wood-burning stove with slate hearth. A utility room with a door and windows to the rear courtyard provides eye and base level units, a stainless steel sink and drainer unit, a Grant floor standing oil-fired boiler and has tiled flooring. The sitting room has two sash windows to the front, ceiling coving and a feature stone fireplace surround with an inset open fire, original Victorian built-in shelving and cupboards into the chimneybreast recesses either side.

The elegant family room has ceiling coving, doors leading to the kitchen and conservatory and two windows to the rear elevation. The vibrant heart of this home is the dining kitchen, bright and sunny by virtue of windows to the front and side and a door to the conservatory, the space boasts an excellent range of eye and base level units and drawers, further glazed display cabinets, ample granite preparation surfaces and upstands, a one and a quarter bowl ceramic sink and drainer unit, ceiling coving and inset ceiling spotlights, space for a range style cooker, American style fridge-freezer and dishwasher. The stunning conservatory has a pitched glass roof and floor-to-ceiling windows allowing natural light to flood in, there are neutral stone effect ceramic floor tiling and French doors onto the terrace and views over the fields beyond.

To the first floor is a galleried landing with two windows to the front elevation, ceiling coving, housing the airing cupboard and providing loft access. The master bedroom is a calm, bright space with two windows to the front and a further picture window to the side affording beautiful countryside views with an en-suite providing a three piece suite comprising a low flush WC, wash hand basin with cupboard under and a double shower cubicle, heated chrome towel rail and part tiled walls. There are three further bedrooms and a family bathroom with providing a four piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath and a double shower cubicle, part tiled walls and a window to the rear.

Outside

Accessed via twin wooden electric gates, the property opens onto a spacious gravelled driveway offering ample parking for numerous vehicles and leading to a triple garage with two up-and-over doors, a side-opening door, workbench, power and lighting. Adjacent to the garage is an open barn, with several additional outhouses positioned to the rear.

The gardens are mainly laid to lawn, bordered by open paddock land at the rear and framed with mature trees, shrubs, and herbaceous planting. A generous south-west facing patio and terrace area provides ideal space for outdoor entertaining and relaxation. At the rear of the home, you'll find an oak-framed porch, two log stores, an oil tank, and securely fenced and hedged boundaries, ensuring both privacy and tranquility.





Location

The village of Haselbech is located in the heart of north Northamptonshire's rolling countryside and has several notable, historic buildings and homes. The village has grown largely by virtue of the estate of Haselbech Hall. Since the 1960s, Haselbech has evolved from a traditional estate village to the picturesque commuter village of today. With access to major road networks, and mainline rail from Northampton, Rugby, Market Harborough, or Kettering all within reach, it is ideally suited for those seeking a quiet life with convenient links. The town of Market Harborough lies approximately 7 miles to the north, while Northampton is approximately 14 miles south. Local schooling can be found at Naseby, Clipston, Maidwell and Guilsborough with private schools Spratton, Maidwell Hall, Bilton Grange, Pitsford and Rugby all within reach.

Tenure: Freehold

Built: Circa 1900

Listed Status: Not Listed

Conservation Area: None

Local Authority: West Northamptonshire Council **Tax Band:** G

Services: Offered to the market with oil-fired heating and a Klargestar Septic tank.

Broadband delivered to the property: Fibre, 163mbps.

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way, Easements & Covenants: The neighbouring property at the top of the garden has access rights to empty/maintain their septic tank. By mutual consent both tanks are usually arranged to be emptied together.

Flooding issues in the last 5 years: None of which our Clients are Aware.

Accessibility: Two-storey property, no accessibility modifications made.









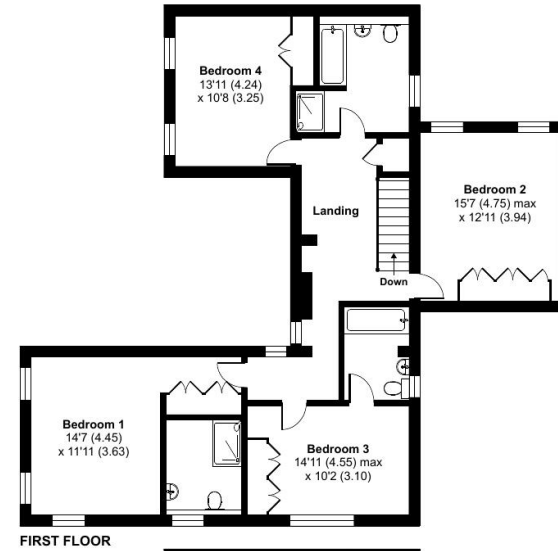
The Bothy, Haselbech, Northamptonshire, NN6

Approximate Area = 2838 sq ft / 263.6 sq m

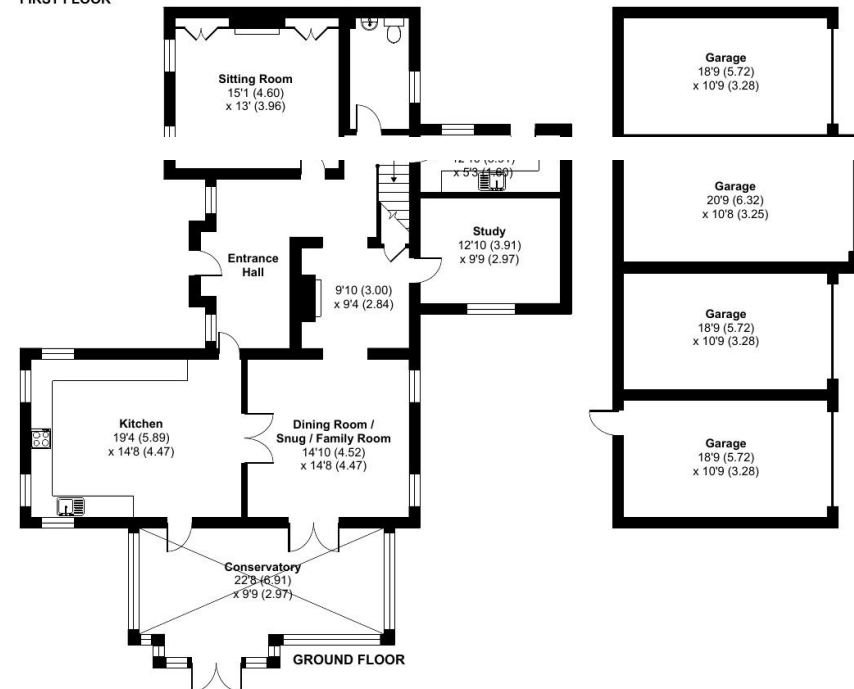
Garages = 894 sq ft / 83.1 sq m

Total = 3732 sq ft / 346.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

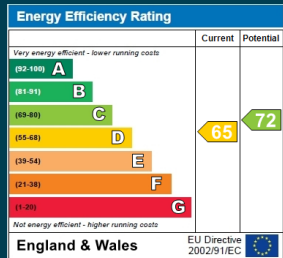


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for James Sellicks Estate Agents. REF: 1282912

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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