



**The Old Malting House, Lower Harlestone, Northampton, NN7 4EP**

# The Old Malting House

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Guide Price £1,100,000 Freehold

**This fine individual detached period stone house offers substantial five bedroomed accommodation in delightful walled gardens of just under half an acre together with an extensive range of outbuildings including garaging for four vehicles, stabling and a gymnasium.**

The interior extends to in excess of 3,200 square feet with four reception rooms, kitchen/breakfast room and master and guest bedroom suites and stands in an enviable location backing directly onto Althorp Estate woodland with extensive country walks from the back garden gate.



## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL 16'2 x 13'6 (4.95m x 4.14m)

Approached through an open fronted porch with a newly-fitted, bespoke Solidor door the central reception hall has a oak stripped floor beneath a beamed ceiling and contains the stairs rising to the first floor with other doors giving access to:-

#### CLOAKROOM 10'7 x 9'4 (3.23m x 2.87m)

Comprising a white suite of WC with concealed cistern and wash basin with cupboards under. There is a range of cloaks cupboards providing ample storage space with windows to the side and rear.

#### DINING ROOM 16'2 x 16'0 (4.95m x 4.90m)

Also with exposed ceiling beams, a two casement window to the side elevation and french doors opening to the rear garden.

#### DRAWING ROOM 30'2 x 16'4 (9.22m x 4.98m)

A well-proportioned room also with a beamed ceiling and an open hearth fireplace with a cast iron log burner within a brick inglenook. There is a fitted bar with hardwood top and there are windows and french doors to both front and rear elevations. A further door leads to:-

#### FAMILY ROOM 28'8 x 22'8 maximum (8.76m x 6.91m maximum)

A very spacious L shaped room with windows to the front elevation and a sitting area with bifolding doors opening directly to the rear terrace and garden beyond.

#### KITCHEN/BREAKFAST ROOM 20'2 x 13'8 (6.17m x 4.17m)

Re-fitted with cream Shaker Tribeca style floor and wall cabinets with ultra thin compact work surfaces incorporating a sink unit and appliances including a Fisher and Paykel Rangecooker with two ovens and six place gas hob beneath cooker hood. There is a large island unit with hardwood top and larder fridge and built in breakfast bar, plumbing for automatic dishwasher and integrated AEG microwave. The kitchen units have worktop and over unit lighting and a door leads to:-

#### UTILITY ROOM 16'6 x 9'3 (5.03m x 2.84m)

A spacious room with floor and wall cabinets, twin bowl sink unit, space for fridge/freezer and chiller and plumbing for washing machine and point for tumble dryer. Door to:-

#### BOOT/BOILER ROOM

Housing the gas fired boiler, there is a door to an enclosed courtyard housing the diesel generator and a further door gives internal access to the attached double garage..

### FIRST FLOOR

#### LANDING

Housing the airing cupboard with hot water cylinder and with doors to:-

#### MASTER SUITE

##### BEDROOM ONE 15'8" x 14'7" (4.78m x 4.45m)

Large double room with exposed beam, a range of fitted drawers and access to eaves storage. Stair give access to:-

##### DRESSING ROOM ENSUITE 12'2 x 7'4 (3.73m x 2.24m)

With a range of fitted wardrobes and access to a further eaves storage space there is also a dressing table and access to:-



### BATHROOM ENSUITE 14'0 x 9'10 (4.27m x 3.00m)

Comprising a white suite of circular Whirlpool bath, WC with concealed cistern, bidet and twin his and her wash basins with fitted mirrors and lights over. There is a ceramic tiled shower cubicle and four casement window to the gable elevation.

### FAMILY BATHROOM 11'5 x 5'8 (3.48m x 1.73m)

With a white suite of panelled bath, vanity wash basin with cupboards under and over, shower suite with glazed screen, WC with concealed cistern, vertical heated towel rail and window to side.

### GUEST SUITE

#### BEDROOM TWO 18'2 x 9'6 (5.56m x 2.90m)

With an exposed ceiling beam and two casement window to the side elevation with countryside views there is a range of fitted wardrobes with shelving and hanging space and a door to:-

#### SHOWER ROOM ENSUITE 8'11 x 6'7 (2.74m x 2.01m)

Comprising a white suite of wash basin with cupboards under, WC with concealed cistern, glazed shower suite, shaver socket, mirror and vertical heated towel rail. Window to side elevation.

#### BEDROOM THREE 16'6 x 8'7 (5.03m x 2.64m)

Another double room with vaulted ceiling, exposed A frame timber and vanity washstand with mirror and light over.

#### BEDROOM FOUR 11'10 x 9'6 (3.63m x 2.92m)

Another double room with fitted wardrobe, exposed A frame timber and vanity washstand with mirror and light over.

#### BEDROOM FIVE 11'10 x 9'7 (3.61m x 2.92m)

Another double room with fitted wardrobe, exposed A frame timber and vanity washstand with mirror and light over.

### OUTSIDE

The Old Malting House stands in approximately 0.45 of an acre and is approached through wrought iron gates in a stone boundary wall with a drive leading to a parking/turning space in front of the house and the outbuildings. The drive is flanked by established lawns bounded by high stone walls and there is a pedestrian access leading along the side of the house to the kitchen garden at the rear.

### OUTBUILDINGS

#### INTEGRAL DOUBLE GARAGE 20'6 x 18'11 (6.25m x 5.79m)

Approached through a roller door this room is currently used as a workshop with light and power connections and has an internal door to the boot room.

#### ATTACHED DOUBLE GARAGE 21'1 x 14'7 (6.45m x 4.47m)

Approached through electrically operated up and over doors this garage has a brick floor and a built in inspection pit and there is a door at the rear leading to an open courtyard and WC.

### STABLE BLOCK

Constructed of stone beneath a tiled roof the stable block comprises:-

#### GROUND FLOOR STABLES 31'7 x 14'9 (9.65m x 4.50m)

With four timber stores and mangers there is a concrete floor, light, power and water connections.



## FIRST FLOOR

### GYMNASIUM 31'7 x 14'11 (9.63m x 4.57m)

Approached by an external stone staircase the gymnasium has a vaulted ceiling with exposed A frame and purlin timbers and is wired for lighting, power, TV and sound.

## REAR GARDEN

The principal area of gardens is approached by a paved terrace, steps up to a level lawn where there are two tall mature Scots Pine Trees, the remainder of the garden down to grass and bounded by a high stone boundary wall giving absolute privacy. The side gate leads to:-

## KITCHEN GARDEN

Approached by a paved terrace where there is a rain water collection tank and steps lead up to a walled kitchen garden where there is a aluminium framed greenhouse and an additional rain water harvesting storage tank. There are mature Magnolia and Pear trees and the kitchen garden is well stocked with a variety of soft fruit and vegetables. A side gate leads to the lane at the side of the property which terminates in a hand gate leading into the Althorp Pheasantry and walks towards the golf course.

## SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal Mexico gas fired boiler with domestic hot water through two individual hot water cylinders and in addition there is a diesel generator for back up electricity if required.

## COUNCIL TAX

West Northamptonshire Council - Band G

## LOCAL AMENITIES

The Fox & Hounds public house stands in Lower Harlestone and the Harlestone Primary School. Lower Harlestone is also the home of Northampton Golf Club, secondary education is available at Moulton County School and preparatory education at nearby Spratton and Maidwell Hall. There are playing fields at Upper Harlestone and Althorp House is close by, M1 access is to junction 16 Northbound and to junction 15a Southbound and there are rail connections at Northampton Station (London Euston 56 minutes) and North via Long Buckby calling at Rugby, Coventry, Birmingham International Airport and Birmingham New Street.

## AGENTS NOTE

The property has been occupied by the present owners since 2015 and during this time a number of improvements have been carried out including remodelling the family room, re-fitting the kitchen/breakfast room and modernising bedrooms three, four and five.

## HOW TO GET THERE

From Northampton town centre proceed along the A428 Harlestone Road through Duston and onto Harlestone Firs. Continue straight on and upon entering the village of Lower Harlestone the property stands on the left hand side.

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Not to scale. For illustrative purposes only



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