



Pitsford House West, Manor Road, Pitsford, Northampton, NN6 9AR



# Pitsford House West

Manor Road, Pitsford, Northampton, NN6 9AR

Price £825,000 Freehold

**This outstanding stone built country home forms the west wing of the former Pitsford House Mansion constructed in 1924 at the start of the Art Deco period.**

The four bedroomed interior provides accommodation of 2,700 square feet with two suites and three reception rooms including the magnificent 26' long drawing room with its original ornate fireplace and over mantle. Externally there is a delightful south west facing sunken garden largely laid to lawn with topiared shrubs and providing a high degree of privacy. There is a detached double garage block and additional private off road parking space for further vehicles.



## ACCOMMODATION GROUND FLOOR

### RECEPTION HALL 15'2 x 9'7 (4.62m x 2.92m)

Approached through a heavy oak front door with stone dressed architrave the hall has an oak stripped floor and there are doors leading to the principal reception rooms, the kitchen and the cloakroom. The stairs rise to the first floor with a under stairs access to the cellars.

### CLOAKROOM 7'4 x 5'1 (2.24m x 1.55m)

Comprising a white suite of WC and pedestal wash basin and with leaded light window to front elevation.

### ANTE ROOM 11'11 x 6'9 (3.63m x 2.06m)

Currently used as a bureau the this room connects the reception hall with the drawing room.

### DRAWING ROOM 26'10 x 18'5 (8.18m x 5.61m)

Standing beneath a superb three part ceiling with oak leaf decorative corning and triple stone mullion leaded light windows to the south west elevation this spacious room contains the original open arts and crafts hearth fireplace housing the Aarrow cast iron ecoburn beneath an ornate mahogany carved mantle piece with over mantle and fitted mirror. There are fitted alcove shelves either side of the fireplace incorporating TV shelf, wall light points and a door leading to:-

### STUDY 20'9 x 6'5 (6.32m x 1.96m)

With a coved ceiling and built in bookcase there is an ornamental alcove recess and a PVCU window to the rear elevation.

### DINING ROOM 14'6 x 10'3 (4.42m x 3.12m)

With oak stripped flooring and open hearth cast iron fireplace with electric stove, picture and wall light points and a two casement leaded light window mullion window to the south west elevation.

### KITCHEN 14'3 x 9'1 (4.34m x 2.77m)

Fitted with floor and wall cabinets with laminated working surfaces incorporating twin bowl sink unit with mixer tap, the focal point is the Stoves range cooker with five place hob, two ovens and grill beneath a sealed cooker hood. There is a fitted breakfast bar and built in appliances comprising automatic dishwasher and larder fridge. A door leads to:-

### UTILITY ROOM 12'6 x 6'8 (3.81m x 2.03m)

A two part room with ceramic sink in fitted work surface with fitted floor and wall cabinets and broom cupboard, plumbing for automatic washing machine and point for tumble dryer. A window and PVCU door open to the rear courtyard which is for the private use of Pitsford House West.

### CELLAR

With under stairs access and comprising two rooms:-

### CELLAR ONE 11'4 x 3'3 (3.45m x 0.99m)

### WINE CELLAR 10'5 x 8'9 (3.18m x 2.67m)

## FIRST FLOOR

### LANDING 13'9 x 4'0 (4.19m x 1.22m) and (16'11 x 3'10)

This landing gives access to an inner landing both of which lead to the bedroom and bathroom accommodation also including the:-

### WALK IN LINEN CUPBOARD 6'5 x 3'0 (1.96m x 0.91m)

### WC 6'5 x 3'8 (1.96m x 1.12m)

Comprising WC and wash basin.





### MASTER BEDROOM SUITE

PRIVATE LANDING 10'07 x 9'08 (3.25m x 1.22m)

Giving access to the master bedroom, dressing closet and the ensuite bathroom.

BEDROOM ONE 17'9 x 14'0 (5.41m x 4.27m)

Fitted with an extensive range of fitted wardrobes to one wall including shelving and hanging space, this room has a corniced ceiling and stone mullion leaded light windows to the front elevation.

DRESSING CLOSET 6'9 x 4'0 (2.06m x 1.22m)

With shelving and hanging space.

BATHROOM ENSUITE 14'5 x 8'4 (4.39m x 2.54m)

A spacious room fitted with white suite of Spa bath, vanity wash basin with cupboards under, WC with concealed cistern, bidet and quadrant shower cubicle. There is a vertical heated towel rail and window to rear elevation.

BEDROOM TWO 16'3 x 14'0 (4.95m x 4.27m)

Another spacious double room with fitted wardrobes and mullion leaded light windows to the south west elevation.

### GUEST SUITE

PRIVATE LANDING 5'8 x 3'6 (1.73m x 1.07m)

BEDROOM THREE 14'6 x 11'5 (4.42m x 3.48m)

Containing a roof void access hatch and with three casement stone mullion leaded light window to the south west elevation. A door to:-

SHOWER ROOM ENSUITE 15'0 x 5'0 maximum (4.57m x 1.52m maximum)

Comprising a white suite of vanity wash basin with cupboards under, WC and ceramic tiled shower cubicle. Window to front elevation.

DRESSING ROOM 11'2 x 5'9 (3.40m x 1.75m)

With a range of fitted wardrobes with sliding doors providing ample shelving and hanging space.

BEDROOM FOUR 10'0 x 9'4 (3.05m x 2.84m)

With a two casement leaded light mullion window to the side elevation.

BATHROOM 6'3 x 6'0 (1.91m x 1.83m)

Comprising a white suite of freestanding twin ended bath with side mixer tap and shower attachment, vanity wash basin, travertine tiled flooring and ceramic splash areas, vertical heated towel rail and PVCU window to the rear elevation.

### OUTSIDE

The house is approached through wrought iron gates on stone pillars to the circular driveway shared with Pitsford House South and the Coach House. This drive terminates in a private parking area in front of Pitsford House West.

### SUNKEN GARDEN

Standing to the south west of the house and approached by a paved terrace where there is a superb flowering Camellia, box and other topiared bushes where a short flight of steps leads to the main lawn bounded by well stocked flower borders with a variety of topiared Yew and coniferous shrubs together with a variety of trees including a flowering Cherry, Apple, Beech, Aca, Fir and Lilac. A pathway leads along the side of the lawn giving access to:-

DOUBLE GARAGE BLOCK 17'6 x 17'5 (5.33m x 5.31m)

Constructed of brick beneath a pitched roof with twin up and over doors, light and power connections. The garage is approached by a separate driveway from Manor Road. There is a personal door to the garden.



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Glow-worm gas fired boiler also providing domestic hot water with separate heater to the guest shower. The property retains a wealth of character features constructed of mellow iron stone beneath a Collyweston tiled roof and stone mullion leaded light windows to the west elevation. The north east elevation windows are replacement PVCU double glazing.

### PLANNING

The property stands within the village conservation area covered by Article Four planning restrictions, however, the house is not a listed building.

### LOCAL AMENITIES

Pitsford is a very popular village lying to the north of Northampton close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. Other leisure facilities in the area include golf at Church Brampton and Harlestone and flying from Sywell Aerodrome. The village has a church and public house and is home to the independent Northamptonshire Grammar School. Northampton is only five miles from Pitsford, but there is good local shopping in Kingsthorpe about three miles away.

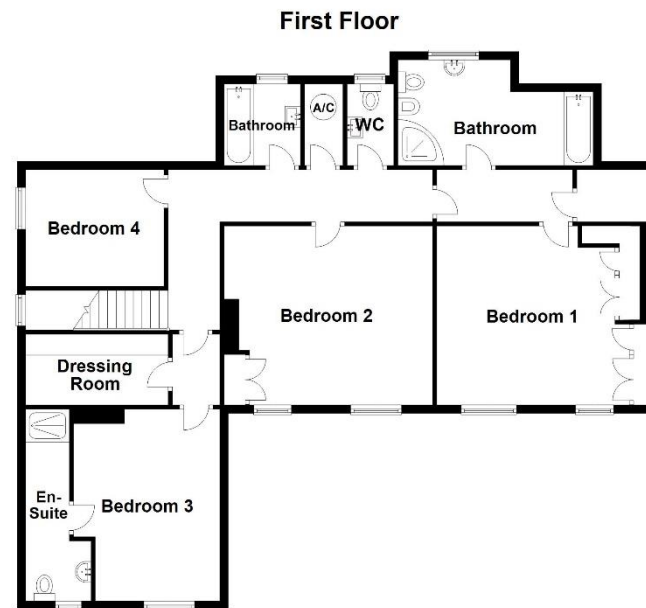
### COUNCIL TAX

West Northamptonshire Council - Band G

### HOW TO GET THERE

From Northampton proceed in a northerly direction along the A508 Market Harborough Road passing the village of Boughton and onto Pitsford. Turn right where signposted to the village along High Street passing The Griffin Public House on the right hand side. Continue to the next junction and bear right onto Moulton Road, then first left into Manor Road. Continue straight on to the junction with Broadlands and the entrance gates to Pitsford House West are straight ahead. On entering the drive bear left to the front door of the house.

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Not to scale. For illustrative purposes only





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