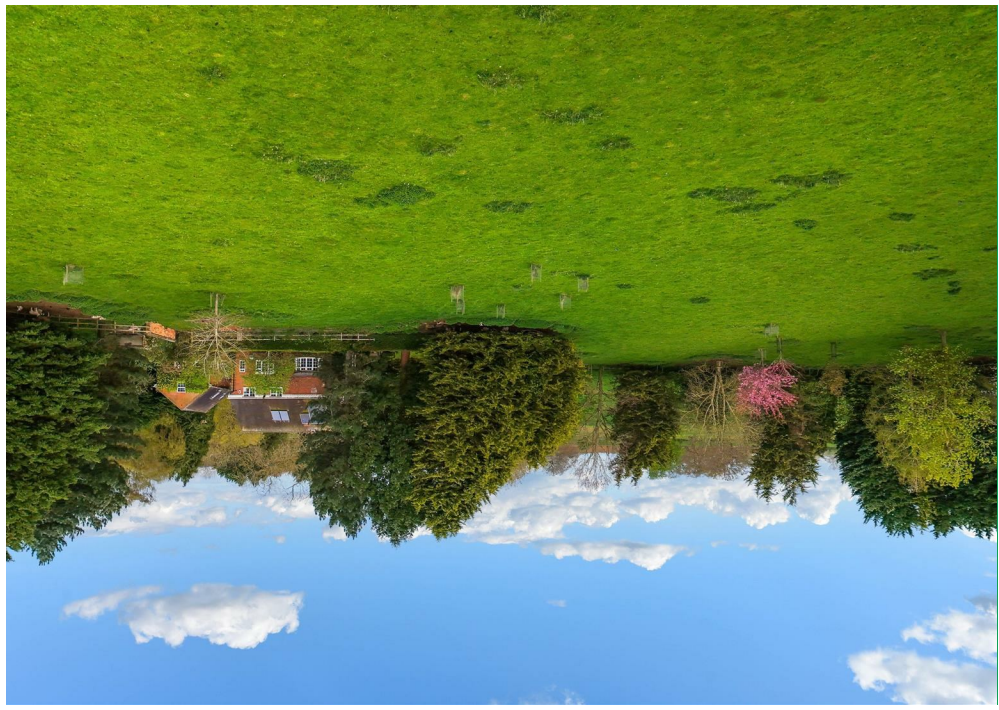


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Lower Park House Park Lane, Harpole, Northampton, Northamptonshire, NN7 4BT

# Lower Park House Park Lane, Harpole, Northampton, Northamptonshire, NN7 4BT

This distinguished four-bedroom detached residence is situated in a desirable location on the outskirts of a charming village, boasting well-established gardens and a grass paddock spanning approximately 2.5 acres, bordering open countryside. Constructed in the 1950s, the property exudes allure, having undergone extensions, yet presents opportunities for further modernisation and refurbishment, as well as considerable potential for expansion. Internally, the residence features two reception rooms, a kitchen/breakfast area, utility room, boiler room, master and guest bedroom suites. Additionally, an attached two-story double garage block includes a self-contained office/studio space suitable for remote work. This property is available for acquisition without any upward chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

6'4 x 2'7  
Approach through an oak panelled front door, the hall has a quarry tiled floor with mat well and a glazed door leading to:-

#### RECEPTION HALL

16'5 x 11'3  
A spacious central hall with superb oak strip flooring and an ornate turned balustrade staircase rising to the first floor. There is an under stairs storage closet approached through a secret door and further doors give access to:-



#### CLOAKROOM

4'11 x 4'7  
With a Sage suite of pedestal wash basin and WC and with ceramic tile dado.

#### LOUNGE

22'0 x 13'0  
With a coved ceiling and PVCu sliding sash windows to the front and side elevations as well as a glazed door to the south facing lawns. The focal point is the open hearth fireplace which has an ornate carved pine mantel and a herringbone brick back and hearth. A further glazed door leads directly to:-



#### DINING ROOM

19'11 x 16'11  
A light and spacious room with a six casement bay window to the east facing garden with fitted window seat and there are twin sliding sash windows overlooking the south lawns.

#### KITCHEN/BREAKFAST ROOM

18'3 x 9'6  
Fitted with shaker style floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap over. There is an AEG stainless steel eye level double oven with warming tray and a four place gas hob beneath a cooker hood. There is an integrated fridge and freezer, a Neff automatic dishwasher and the breakfast area contains fitted bench seating beyond which there is a walk-in under stairs pantry with shelving. A door leads to the utility room.



#### UTILITY ROOM / HALL

20'6 x 7'10  
Connecting the main house to the garage block and with doors to both front and rear elevations there is a further stainless steel sink unit and cloaks cupboard and an internal door leading to the garage with a further door to:-

#### BOILER / LAUNDRY ROOM

6'7 x 6'1  
With a British Gas fired boiler this room has a ceramic tile floor and window to the rear elevation.

### FIRST FLOOR

#### LANDING

16'9 x 7'6  
With a coved ceiling and approached through a half landing this area contains the built-in airing cupboard with hot water cylinder and solar power monitor. There is a roof void access hatch with retractable ladder and doors lead to:-

## Price £925,000 Freehold



#### BEDROOM ONE

14'0 x 13'0  
With a coved ceiling and built-in triple wardrobes with shelving and drawers, the window overlooks the gardens to the south side and a door leads to:-



#### EN SUITE JACK & JILL BATHROOM

9'10 x 7'1  
Also connected to the third bedroom and comprising of white suite of panelled bath, vanity wash hand basin with cupboards under, WC and bidet. There is a vertical heated towel rail, a mirror fronted cabinet and a two casement window to side elevation.



#### BEDROOM TWO

16'0 x 11'6  
Also with built-in cupboard and windows overlooking the gardens and adjoining farmland. A door leads to:-



#### SHOWER EN SUITE

8'1 x 5'10  
With a second door connecting to the landing and with a suite of ceramic tiled shower cubicle, pedestal wash basin and WC. There is a ceramic tiled dado, vertical heated towel rail and window to front elevation.

#### BEDROOM THREE

11'0 x 9'7  
Formerly used as a dressing room with an extensive range of fitted wardrobes to one wall and with a two casement window overlooking the garden and paddocks beyond.



#### BEDROOM FOUR

10'0 x 8'6  
Again with a range of fitted wardrobes with shelving and hanging space, this room has a wash basin with mirror over and window to front elevation.

### SECOND FLOOR

#### LOFT ROOM

30'10 x 17'0  
Approach by a retractable ladder the loft is partly boarded standing within a cut roof with light connected and offering potential for conversion to provide additional accommodation subject to planning permission. The loft houses the EEC solar power feed connection.

#### DOUBLE GARAGE

19'9 x 16'1  
The attached double garage is approached through an electrically operated up and over door (not in service) and there are light and power connections and fitted shelving and wine racks. The garage can be approached from the utility room and also has a door leading to:-

#### REAR HALL

9'0 x 6'2  
Providing self-contained access to the studio/office over.

### FIRST FLOOR

#### LANDING

8'11 x 5'11  
Approach by a staircase from the rear hall and with a door to a walk-in store room measuring 6'8 x 5'11ft and a further door leading to:-

### STUDIO / OFFICE

16'1 x 15'8  
A work-from-home space with triple Velux roof lights and a three-casement bow window to the front elevation. A door leads to:-



#### CLOAKROOM ENSUITE

5'11 x 3'6  
With WC and corner wash basin and an additional roof light.

### OUTSIDE

Lower Park House is approached through a five bar gate, there is ample parking for numerous vehicles and the driveway also gives vehicular access to the paddock.

### GARDENS AND Paddock

Standing mostly to the south and east of the house and containing variety of established mature trees including Scots Pine, Wellingtonia and Birch. The south facing lawns have a wooden bridge across a ha-ha which leads to the paddock. On the east side of the house there is a small orchard and beyond this there is a garden utility area housing two timber garden stores and a composting site. The garden extends to approximately a quarter of an acre and leads on to the paddock which is level grass bounded on the northern side by a fresh water brook with post and wire fencing and the variety of established trees marking the boundaries with the adjoining farmland.



### OVERAGE

The property will be sold with an Overage Clause relating to the potential for development of the paddock land in the future for a term of twenty five years.

### HOW TO GET THERE

From Northampton proceed in a westerly direction along the A4500 dual carriageway from Sixfields signposted towards the M1 Junction 16. At the Kislisbury roundabout Junction with Sandy Lane continue straight on along the dual carriageway and then take the first turning right signposted to Harpole. Proceed into the village along Northampton Road and bare left into High Street and then take the first turning on the left into Park Lane. Proceed to the end of the lane and carry straight on through the gates to Lower Park House.

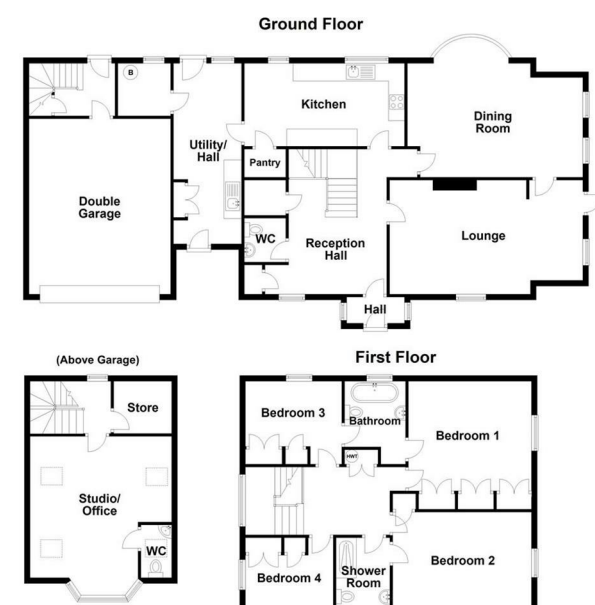
### LOCAL AMENITIES

Within the village of Harpole there is a Village Store/Newsagents, The Parish Church of All Saints and The Turnpike Hotel/Restaurant. The Harpole Primary School is located in Larkhall Lane and Secondary Schooling is at Bugbrooke Campion School with private schooling available at Quinton House at Upton and Northampton School for Girls. Access to the M1 motorway Junction 16 is approximately three miles away and the main line station to Northampton London Euston is situated at Castle Station in Northampton.

### SERVICES

Main, drainage, gas, water and electricity are connected. Central heating is through radiators from a British Gas fired boiler also providing domestic hot water. There is a sensor alarm system and a CCTV security system which was installed in 2023. The property also has the benefit of Solar panels providing additional low cost energy to the electricity feed.

### SOUTH NOTHAMPTONSHIRE COUNCIL TAX BAND G



For illustration purposes only - not to scale