

www.richardgreener.co.uk  
T: 01604 230222 F: 01604 232627  
9 Westleigh Office Park, Northampton, NN3 6BW

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

47 Lower Harlestone, Northampton, Northamptonshire, NN7 4EW

# 47 Lower Harlestone, Northampton, Northamptonshire, NN7 4EW

Presenting an exceedingly appealing and seldom Grade II Listed former Althorp Estate cottage, originally designed by Edward Blore in 1851, situated in the esteemed locale of Lower Harlestone, boasting picturesque views to the rear. Meticulously maintained by the current proprietors, enhancements have been made to key areas such as the kitchen and bathroom, ensuring the property remains in impeccable condition. Much of its original charm is preserved, featuring diamond-lead windows, open fires, and pine-latched doors, all complemented by gas radiator central heating. The accommodation, succinctly outlined, comprises an entrance porch, kitchen/breakfast room, lounge, two bedrooms, and a bathroom on the first floor, with an additional bedroom on the second floor. The exquisitely landscaped gardens primarily extend to the front, supplemented by a courtyard, a selection of outbuildings, and designated parking for two vehicles at the rear.

## Price £399,950 Freehold

### ACCOMMODATION

#### OPEN ENTRANCE PORCH

Approached by the original front door and access to:-

#### LOUNGE

15'4" x 12'2"

A good-sized principal reception room with a leaded window overlooking the front and a central open fireplace with a refitted out lintel surrounded by hand-built display alcoves to either side. There is a central pine ceiling beam, three wall light points and a radiator. A latched pine door leads to the stairs to the first floor and a further latched pine door leads to:-



#### BEDROOM ONE

15'4" x 12'3"

With a leaded window overlooking the front, there is an ornate cast iron fireplace, two built-in wardrobes with pine doors, stripped pine floorboards and a radiator.



#### BEDROOM TWO

15'3" x 10'3"

An attractive semi vaulted room with two wall light points, a leaded window to the side and a radiator. A pine latched door leads to a loft storage area.



#### KITCHEN/BREAKFAST ROOM

15'4" x 11'2"

Refitted with a range of base and eye-level cabinets with oak work surfaces incorporating an inset single drainer sink. Space is provided for a freestanding range cooker with an extractor fan above. There is a walk-in pantry cupboard, a further broom cupboard providing additional storage, dichroic ceiling spotlights, a Dijon Tumbled Limestone floor and refitted a wall-mounted gas-fired boiler. A leaded window overlooks the side and a stable door leads to the rear courtyard.



#### BEDROOM THREE

10'6" x 9'5"

With a leaded window to the side and fitted with a range of oak bookshelves and a radiator.



#### BREAKFAST AREA



#### BATHROOM

Newly refitted with a suite comprising a tiled panelled bath with shower above and folding shower screen, pedestal wash hand basin and WC. There is tiling to splashbacks, dichroic ceiling spotlights, wood laminate flooring and a radiator.



### FIRST FLOOR

#### LANDING

Access is provided to the loft space, there is a built-in cupboard and pine latched doors to:-

### SECOND FLOOR

#### LANDING

With wall light points and a pine latched door to:-

### REAR

There is a courtyard to the rear and access to outbuildings. The property adjoins fields to the rear and has two reserved parking spaces.

### OUTBUILDING

12'06" x 9'06"

With light and power connected and a further wood store.



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through thermostatic radiators from a gas fired boiler which also provides the domestic hot water. (None of these services has been tested).

### LOCAL AMENITIES

Within the village there is a Village Hall and recreation ground as well as the Parish Church of St. Andrew, the Fox & Hounds Public House, the Harlestone Primary School and the Northampton Golf Club. Secondary education is at Moulton Co-educational County School. M1 access is to Junction 16 north bound and to Junction 15a south bound.

### COUNCIL TAX

Daventry District Council - Band D  
AWA Water Charge

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required as the property is Grade II Listed.

### HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A428 Harlestone Road passing through Duston and leaving the town through Harlestone Firs. On entering the village of Harlestone the property can be found on the right hand side, access to which is opposite the turning left signposted to Upper Harlestone.

DOI NG08042024/9825



Not to scale. For illustrative purposes only