



**Hardays House, 5 Hardays Lane, West Haddon, Northampton, NN6 7AW**

# Hardays House

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£895,000 Freehold

**Hardays House is an outstanding individual detached early Victorian period family home offering six bedroomed accommodation over three storeys and extending to approximately 3,375 square feet together with an extensive range of outbuildings. West Haddon is some 7 minutes drive to M1 J18 at Crick and Rugby station is 50 minutes to London Euston.**

The house retains a wealth of period features and stands in truly exceptional lawned gardens of approximately 1.29 acres and enjoys spectacular countryside views to the south and west. The house is now in need of modernisation and refurbishment and presents a unique opportunity to create a stylish country home surrounded by its own private gardens.



## ACCOMMODATION – GROUND FLOOR

### RECEPTION HALL 16'1 x 9'1 (4.90m x 2.77m)

With doorways giving access from the front of the house and through the courtyard to the side the hall has a vaulted ceiling with exposed rafters and there are doors to:-

### CLOAKROOM 6'7 x 4'9 (2.01m x 1.45m)

With a pale sage suite of WC and vanity wash basin with cupboards under and with PVCU windows to front elevation.

### GAMES ROOM 30'3 x 17'7 (9.22m x 5.36m)

Providing additional modern living space linking the house to the garage and with scope for use as a work from home office or studio.

### SNUG 14'7 x 11'11 (4.45m x 3.63m)

Linking the entrance hall to the principle reception rooms there is a modern brick inglenook standing within a former fireplace with cupboards to the side and a three casement bay window overlooks the courtyard. There are doors to:-

### LOUNGE 15'1 x 13'0 minimum (4.60m x 3.96m minimum)

With an open hearth brichet fireplace with quarry tiled hearth this room has a three casement PVCU bay window to the south facing lawns and a further bay window overlooking the courtyard. There is an exposed ceiling beam.

### STAIRCASE HALL 18'8 x 5'11 (5.69m x 1.80m)

Originally the main access to the house and containing a superb mosaic tiled floor with a regency staircase rising to the first floor with decorated string. Doors lead to the kitchen and the dining room.

### DINING ROOM 18'1 x 13'7 (5.51m x 4.14m)

A spacious well proportioned room with an exposed ceiling beam and an open hearth fireplace with exposed brick chimney breast there is a panelled and shuttered three casement bay window to the south facing lawns.

### KITCHEN 14'8 x 13'4 (4.47m x 4.06m)

Fitted with modern floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl sink unit and Baumatic stainless steel double oven and four place ceramic hob. There is a housing for a fridge, plumbing for dishwasher and a window to the east facing walled garden.

### BOOT ROOM 5'4 x 4'10 (1.63m x 1.47m)

With stainless steel sink unit and plumbing for automatic washing machine.

### CONSERVATORY 13'9 x 10'7 (4.19m x 3.23m)

Located at the front of the house on the south elevation and constructed of timber with a pitched glazed roof. The conservatory has a quarry tiled floor and french doors to the south facing lawn.

## FIRST FLOOR

### LANDING 21'2 x 5'11 (6.45m x 1.80m)

With the stairs rising to the first floor and panelled doors to:-

### MASTER BEDROOM SUITE

#### BEDROOM ONE 14'4 x 13'7 (4.37m x 4.14m)

With a three casement window to the front elevation overlooking the south lawn and spectacular views beyond there is an extensive range of hardwood fitted wardrobes, dressing table and drawers and a door leads to:-



### SHOWER ROOM ENSUITE 7'2 x 6'2 (2.18m x 1.88m)

Fitted with a Bali Brown suite of vanity wash basin and WC, together with a Quadrant shower cubicle.

### BEDROOM TWO 15'1 x 13'1 (4.60m x 3.99m)

With fitted wardrobe, views over the south lawns and also with an exposed beam and vanity wash basin.

### BEDROOM THREE 12'9 x 12'8 (3.89m x 3.86m)

With a window to the side elevation overlooking the courtyard there is a boxed ceiling beam, vanity wash basin and a closet and cupboard.

### BATHROOM/SAUNA 13'0 x 7'1 (3.96m x 2.16m)

With a suite of jacuzzi whirlpool bath, WC and pedestal wash basin, there is a Swedish style sauna and a door to an airing cupboard with hot water cylinder.

### SECOND FLOOR

#### LANDING 15'1 x 6'0 (4.60m x 1.83m)

With a window to the front elevation and panelled doors to:-

#### BEDROOM FOUR 14'6 x 13'7 (4.42m x 4.14m)

With a vaulted ceiling over exposed pine floorboards, there is a single casement window to the south elevation with superb countryside views.

#### BEDROOM FIVE 15'3 x 13'1 (4.65m x 3.99m)

Also with vaulted ceiling and south facing views. A door leads to:-

#### BEDROOM SIX 14'11 x 12'11 (4.55m x 3.94m)

With superb countryside views to the west there is an open hearth cast iron fireplace and a further window to the side elevation.

### OUTSIDE

Hardays House is approached through double leaf electrically operated wrought iron gates leading to a cobbled and block paved courtyard standing between the house and the outbuildings.

### DOUBLE GARAGE 19'9 x 17'8 (6.02m x 5.38m)

A modern building with a pitched roof approached through twin up and over doors with light and power connections, dormer window to the rear elevation and an internal door to the games room.

### FORMER BOILER SHED/STY

A brick built Victorian building with a slate roof and external staircase ramp to a loft room there is a store and sty beneath.

### IMPLEMENT STORE/BOTHY 25'10 x 7'10 (7.87m x 2.39m)

Approached through an open hovel storage area and with an internal partition between the implement store and bothy which has an original brick floor and a former fireplace.

### GARDENS

Hardays House stands back from Hardays Lane behind a walled front garden with a pedestrian gate leading to the front door. The gardens wrap around to the eastern side of the house leading to the rear.

### REAR GARDEN

Approached by a circular paved terrace leading onto the south facing lawns which are flanked on either side by deep well stocked flower borders containing a variety of established shrubs and fine specimen trees including Magnolia, Cupressus, Scots Pine, Acer and Cedar. At the far end of the lawn there is a tall mature Walnut tree and the slope leads down to a small orchard bounded at the rear by an established Gorse hedge. The lawns continue around a sculptured pond beyond which there is a wooded dell containing a variety of tall mature trees including Sycamore, Cooper Beech and Cedar and continue to an access for vehicles to the rear of the outbuildings from the courtyard. The grounds extend in total to approximately 1.29 acres and back directly onto open farm land.



### HISTORICAL NOTE

Hardays House was formerly the residence of the West Haddon general practitioner Dr Hardy and his surgery was located in what is now the games room to the house. The property is not listed and stands outside of the village conservation area.

### 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.

### COUNCIL TAX

West Northamptonshire Council - Band G

### LOCAL AMENITIES

West Haddon has two churches, two public houses and sports facilities including a cricket pitch and pavilion, two tennis courts, two large playing fields and a bowls lawn. It has its own primary school and the nearest secondary school in Guilsborough just three miles away where further facilities such as a doctor's surgery and a village shop. Long Buckby is approximately four miles away and has a train service to London Euston and Birmingham New Street. A public bus service from the village gives access to Rugby, Daventry and Northampton. West Haddon is also conveniently located for access to the M1 junction 18 at Crick.

### HOW TO GET THERE

The village of West Haddon may be approached from the south along the A428 from Northampton and a new road bypasses the village leading along the Crick Road to junction 18 of the M1 motorway. Approaching from the south proceed along the Northampton Road to the roundabout junction with the Guilsborough Road opposite the Pytchley Inn and turn left into the High Street passing the Crown Inn on the right hand side. At the next roundabout bear left into Station Road and take the second turning on the right into Hardays Lane where Hardays House stands on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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