



GREENER **Country** HOUSES & COTTAGES

Pear Tree House, 6 Glassthorpe Lane, Harpole, Northampton, NN7 4DU

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This substantial three storey stone house stands in attractive partly walled gardens in the heart of the village of Harpole offering five bedroomed accommodation with three reception rooms. The interior extends to approximately 2,200 square feet including a spacious kitchen/breakfast room re-fitted in 2022 and includes master and guest bedroom suites together with a family bathroom. The gardens extend to approximately 0.2 of an acre and include a detached double garage block with additional driveway parking.

Price £650,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

19'6 x 6'6

Approached through a partly glazed front door the hall has natural oak hardwood flooring and contains the stairs rising to the first floor with an under stairs storage cupboard and has an oak stripped floor beneath a ceiling with exposed beams. There are panelled doors giving access to:-

LOUNGE

16'8 x 15'5

With an attractive open hearth cast iron regency style fireplace with a tiled hearth the lounge has a statement wall and windows to front and side elevations.



STUDY

10'2 x 11'1

Also with an open hearth fireplace with cupboards and shelving either side this room has natural oak hardwood flooring and a window to the front elevation.

DINING ROOM

13'5 x 10'1

Also with oak flooring and french doors opening to the rear terrace and garden.



KITCHEN/BREAKFAST ROOM

16'9 x 13'8

A well proportioned room fitted with ample floor cabinets with polished Quartz work surfaces incorporating a central island with a breakfast bar. The built in appliances include the twin bowl ceramic sink integrated larder fridge and freezer, integrated automatic dishwasher, integrated bin drawer and a space for a range cooker. There is a window overlooking the rear garden and a Crittall leaded glazed door opening to the south facing terrace.



UTILITY ROOM

11'1 x 6'2 maximum

With floor and wall cabinets incorporating hardwood work surface and Belfast sink unit there is a ceramic tiled floor, panelled dado, glazed door to rear garden and door to:-

CLOAKROOM

Comprising a white suite of WC and corner wash basin. Window to rear garden.



FIRST FLOOR

LANDING

12'6 x 5'6 maximum

Giving access to an inner landing where there is a closed staircase rising to the second floor. The main landing leads to:-

MASTER BEDROOM SUITE

BEDROOM ONE

16'10 x 13'2

A spacious double room with a range of fitted wardrobes to one wall and windows to the front and side elevations. A door opens to:-



BATHROOM ENSUITE

6'6 x 6'6

With a white suite of bath standing within ceramic tiled surround with tiled splash areas and integrated shower attachment over, pedestal wash basin and WC. Window to side elevation.

GUEST BEDROOM SUITE

BEDROOM TWO

16'10 x 10'2

With windows to side and rear elevations and a panelled glazed door leading to:-



SHOWER ROOM ENSUITE

5'6 x 5'0

With a white suite of ceramic tiled shower cubicle with sliding glazed door and Triton power shower, WC, wash basin and vertical heated towel rail.

BEDROOM THREE

11'6 x 9'1

With fitted wardrobe and three casement window to front elevation.

BEDROOM FOUR

11'4 x 9'4

With three casement window to rear elevation this room has an exposed pine floor, a fitted wardrobe and a boiler cupboard.

FAMILY BATHROOM

7'10 x 7'2

Fitted with a white suite of acrylic roll top bath on ball and claw feet with side mixer tap/shower attachment, Heritage vanity wash basin with cupboards under and WC. There is ceramic tiling to the floor and walls, a vertical heated towel rail and a window to the rear elevation.



SECOND FLOOR

STUDIO/BEDROOM FIVE

15'9 x 11'0

Approached by a straight staircase from the first floor landing this room has a vaulted ceiling and there are Velux roof lights to the front and rear elevations. A link leads to:-

ATTIC/PLAYROOM

29'7 x 10'2

Also with a vaulted ceiling and Velux roof lights to front and side elevations.

OUTSIDE

Pear Tree House stands in an elevated position approached by private concrete drive leading through a stone boundary wall surmounted by an established hedge and giving access to the detached double garage block. The front garden contains an established mature split Beech tree and a side pedestrian gate leads to the rear garden.

DOUBLE GARAGE

17'0 x 15'8

Approached through an up and over door and with light and power connections and a personal door to the side.

REAR GARDEN

Approached by a south facing terrace which is paved and bounded by an established wall and close boarded fence with mature shrubs this terrace leads onto the lawn which stretches away from the house bounded by well stocked flower borders and a combination of close boarded fencing and stone walling. There are two more sun terraces. a Wendy house and a variety of established fruit trees including pear, cherry, plum, and apple.

PLANNING

The original house was constructed in 1940 and the present owners believe the property was extended in the 1980's. The property is not a listed building and stands outside of the village conservation area.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant gas fired combination boiler.

COUNCIL TAX

West Northamptonshire Council - Band F

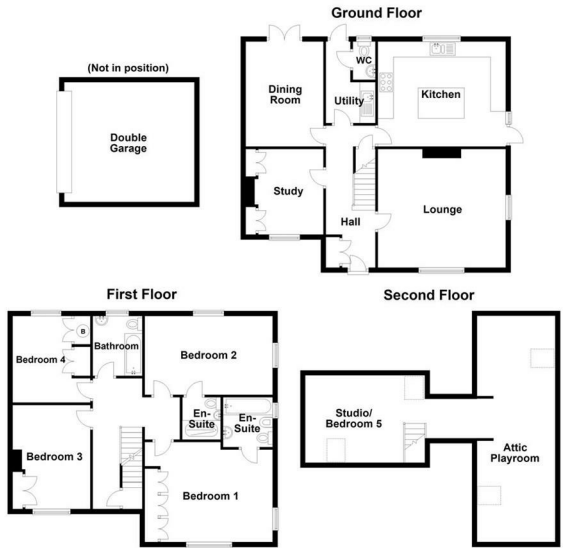
LOCAL AMENITIES

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.

HOW TO GET THERE

From Northampton proceed in a westerly direction along the A45 Weedon Road to Sixfields and at the roundabout junction with Mill Lane continue straight on o the dual carriageway signposted towards M1 junction 16 and Daventry. At the Kislingbury roundabout carry straight on and then filter right and take the right hand turning signposted to Harpole next to the Beefeater pub. Proceed into the village along Northampton Road which merges with the High Street and carry straight on along the High Street passing Park Lane on the left hand side. Take the next turning left into Glassthorpe Lane where the property stands on the right hand side.

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Not to scale. For illustrative purposes only