



The Old Stone House, 111 Northampton Road, Brixworth, Northampton, NN6 9BU

The Old Stone House, 111 Northampton Road, Brixworth, Northampton, NN6 9BU

This very attractive three-storey, semi-detached 18th century stone house stands in the heart of the village of Brixworth offering five bedroomed accommodation with master suite, two reception rooms and an 18ft by 14ft kitchen/breakfast room. The interior has been extensively refurbished by the present owners and is presented in excellent order throughout and is complemented by an extensive range of outbuildings to the rear including a double garage, a byre, stabling and large loft room. The buildings have vehicle access and would be ideal for conversion into a work-from-home office, a storage facility, and a variety of other uses, subject to planning permission.

Price £650,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

15'8 x 13'5 maximum

Approach through a panelled front door, the hall has engineered oak flooring beneath an exposed ceiling beam and the focal point is an inglenook fireplace which has a sealed hearth with built-in cupboards and mantle shelf over. Natural oak ledged doors give access to:-



CLOAKROOM

6'9 x 2'9

With a white suite of WC and vanity wash basin with porcelain tiled floor, fitted wall and vertical heated towel rail.

LOUNGE

15'5 x 9'10

With oak flooring beneath an exposed ceiling beam there is a two casement window to the front elevation, a built-in cupboard, raised mantel electric fire, wall light points and a further window to the rear elevation.



DINING ROOM

16'10 x 9'9

Also with oak flooring and a ceiling beam there is a two casement window to the front elevation and a superb Victorian open-hearth fireplace with a marble mantle and column supports around a cast-iron hob basket on a quarry-tiled hearth (not in use). There are twin alcove recesses and wall light points.

KITCHEN/BREAKFAST ROOM

18'0 x 14'1

Refitted with shaker-style floor and wall cabinets with polished quartz work surfaces incorporating an underslung sink unit and low level oven with ceramic hob with concealed cooker hoods. The integrated appliances include the larder fridge/freezer and the automatic dishwasher. There is an island unit with cupboards and drawers and the breakfast area has French doors opening to the courtyard as well as a door opening to access the outbuildings.

UTILITY ROOM

7'7 x 3'0

With further floor and wall cabinets, plumbing for an automatic washing machine and point for tumble dryer.

FIRST FLOOR

LANDING

16'8 x 7'4

With a vaulted ceiling with exposed purlin timbers, the landing contains the staircase rising to the second floor beneath which there is an under stairs storage. Ledged doors lead to:-

BEDROOM ONE

12'8 x 10'0

Exposed ceiling beam with an open-hearth cast-iron fireplace (not in use). There is a TV point and two casement window to the front elevation. A door leads to:-



SHOWER ROOM ENSUITE

9'6 x 3'0

With a white suite of ceramic tiled shower cubicle, folding glass door, vanity wash basin and WC. There is a vertical heated towel rail.

BEDROOM TWO

10'6 x 10'6 maximum

Also with exposed beam and two casement window to the front elevation, there are two built-in shelved cupboards.



BEDROOM THREE

10'0 x 7'8

With a ledged door and two casement window to front elevation.

FAMILY BATHROOM

7'3 x 6'9

With a white suite of panelled bath with mixer tap over, vanity wash basin, WC and quadrant shower with glazed doors. There are porcelain tiled floors, splash areas, a fitted wall mirror, vertical heated towel rail and window to rear elevation.



SECOND FLOOR

LANDING

11'9 x 8'5 maximum

Also with exposed purlin timbers and a vaulted ceiling with downlights, there are ledged doors leading to:-

BEDROOM FOUR

10'0 x 9'8

The vaulted ceiling and exposed purlin timbers, there is a gable window, low level access to each storage cupboards.

WORKSHOP

9'3 x 6'10

Also attached to the byre and with a concrete floor, there are light and power connections.

STABLES

A two-storey building with a mono pitch roof, and comprising:-

STABLE ONE

11'0 x 8'11

With fixed flight of steps leading to the loft.

STABLE TWO

8'5 x 7'0

With a cobbled floor, light and power connected.

STOREROOM

9'1 x 4'1

With light connected.

LOFT OVER

32'8 x 9'0

With a boarded floor beneath a mono pitched roof, there are two windows to the front elevation and a loading door to the rear.

VEHICLE ACCESS

The vehicle access is to the rear of the property from the side of the adjoining dwelling and is a tarmac drive which leads to a pair of double-leaf gates giving undercroft access to a block-paved courtyard driveway surrounded by outbuildings and boundary walls. There is ample off-road parking space for two vehicles in front of the double garage.

HISTORICAL NOTE

The property was once the former butcher's house and butchery in Brixworth and stands in the heart of the conservation area however the property is not a listed building.

REFURBISHMENT WORKS

The property was refurbished to a high standard, with extensive use of high-quality oak engineered flooring, porcelain tiling, refitting of kitchen, cloakroom, family bathroom, and shower room ensuite to the master bedroom, replacement of windows and installation of a gas-fired radiator central heating system.

SERVICES

Mains, drainage, water and electricity are connected. Central heating from an ideal gas fired boiler with domestic hot water through a mains pressure unvented cylinder.

COUNCIL TAX

West Northamptonshire Council - Band D

LOCAL AMENITIES

Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, the Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. Pitsford Reservoir and the Brixworth Country Park stand close by and Brixworth Medical Centre. Rail links are from Northampton Castle Station to London Euston and Long Buckby to Birmingham New Street. The site is adjacent to the Brixworth Cricket and Tennis Clubs.

HOW TO GET THERE

Brixworth is a large village standing on the A508 between Northampton and Market Harborough and on entering the village from the A508 Market Harborough Road along Northampton Road proceed to the centre where The Old House stands on the left hand side opposite the Co-Op store and a small parade of niche retailers. The vehicle access is to the rear.

DOIRG08022025/10071



Not to scale. For illustrative purposes only