

Hill Farm House,
Northampton Road, Brixworth



RICHARD  GREENER



Hill Farm House

Northampton Road, Brixworth

£2,250,000

This substantial detached house dates from the year 1900 offering five bedroomed accommodation and stands in an elevated position enjoying spectacular views.

Accommodation

Ground Floor: Reception Hall | Staircase Hall | Drawing Room | Dining Room | Garden Room | Kitchen/Breakfast Room | Sitting Room | Laundry Room | Office | Boiler Room | Wine Shop | Pantry | Wine Cellar | Cloakroom | Basement Cellar

First Floor: Landing | Master Bedroom Suite - Bedroom One | Dressing Room / Bedroom Two | Bathroom Ensuite | Bedroom Three | Bedroom Four | Bedroom Five | Shower Room

Outside: Stable Yard | Gardens | Grass Paddock | Vineyard | Amenity Yard | Tasting Lodge | Storage Barn One | Storage Barn Two

House 3,500 square feet

Grounds of approximately 8 acres

Range of outbuildings over 4,000 square feet

RICHARD  GREENER

9 Westleigh Office Park, Moulton Park,
Northampton, NN3 6BW
www.richardgreener.co.uk



Description

This substantial detached house dates from the year 1900 offering five bedroomed accommodation of approximately 3,500 square feet and stands in an elevated position enjoying spectacular views over the surrounding open farm land towards Pitsford Reservoir.

The grounds extend to approximately 8 acres comprising grass paddock of just under 5 acres, extensive lawned gardens, a productive vineyard, amenity yard and an extensive range of outbuildings including stable block and modern storage barns over 4,000 square feet.

The property is offered as a single lot approached by a tree lined driveway with considerable potential for further development and a variety of uses including a thriving wine business and tasting lodge.











Outside

Hill Farm House is approached by stone pillars leading onto a private drive flanked by lawns and a row of tall mature Beech trees standing alongside the grass paddock. The drive divides to give access to the utility yard, stable yard and to the main house there is a walled block paved parking/turning area.

Planning

The property is registered as a small holding and one of the barns was granted planning consent for conversion to a 3 bedroomed residential dwelling under a Class Q application, this consent now having lapsed. The wine business has the benefit of a premises licence, wholesale licence and duty free licence.

Gardens

Standing mostly on the south and western side of the house the gardens are approached by a Indian stone terrace where there is a timber framed loggia for alfresco dining adjacent to a sunken Koi pond with waterfall. The lawns stretch away from the house, containing a variety of rose and flower borders with mature shrubs and trees including a tall mature specimen Cedar, Fig, Cherry, Acacia, Silver Birch and a number of fruit trees.





Not to scale. For illustrative purposes only



Grass Paddock

Standing to just under five acres the level grass paddock is bounded by post and rail stock proof fencing and on the eastern boundary there is an established stone wall screened by a line of mature trees including some fine specimen Pine trees.

Vineyard

Approached through the amenity yard the vineyard extends to approximately 0.7 of an acre and is planted with approximately 1,000, 25 year mature vines of the grape variety Seyval Blanc Phoenix and Triumphe D'Alcace. The vineyard produces on average around 4,000 bottle per annum of sparkling and still wines. The vineyard producing nine varieties.

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. The Vineyard development is adjacent to the Brixworth Cricket and Tennis Clubs.

How To Get There

The property stands on the south side of the historic village of Brixworth close to Pitsford Reservoir approximately eight miles north of Northampton and may be approached by the A508 Market Harborough Road. On approaching the village from Pitsford arrive at the roundabout connecting the Brixworth bypass and turn left signposted to the village along Northampton Road and turn immediately left into the entrance to Hill Farm House.





RICHARD  GREENER