

SPRING MEADOW FARM

Spectacle Lane, Moulton, Northamptonshire



A SUPERB EXTENDED DETACHED STONE-BUILT FIVE BEDROOM COUNTRY HOUSE & ANNEXE WING

Renovated to the highest standard with a beautiful courtyard, gardens, garaging, barn and outbuildings, stables and land extending to about 5.5 acres in a rural, yet accessible, location

Summary of accommodation

Main House: Hall | Cloakrooms | Sitting room | Drawing room | Family room | Kitchen | Breakfast room | Utility room
Two staircases | Gallery landing | Five bedrooms | Four en suite shower rooms | Family bathroom

Annexe: Wing with hall | Sitting room / study | Kitchen / breakfast room | Utility closet | Ground floor bedroom | Shower room

Garden and Grounds: Courtyard and terrace | Gardens | Paddocks.

Outbuildings: Triple garage | Carport | Wood store | Range of three stables | Agricultural barns with separate access

In all about 5.53 acres

Distances: Northampton town centre 5 miles (Intercity mainline trains to London Euston and Birmingham), Wellingborough 10 miles, Market Harborough 15 miles
(Intercity trains to London St Pancras and Nottingham), M1 (J15A) 7 miles, M6 18 miles, Towcester 13 miles, Daventry 16 miles, Milton Keynes 26 miles

(All distances and times are approximate)



LOCATION

The property is situated on Spectacle Lane, an unmade lane to the north of the village, surrounded by open fields and with views to the village. Moulton is a large village just north of Northampton and has pre-school facilities, primary and secondary schools, and is the home of Moulton College agricultural and equestrian college. Moulton Parish Council won the Local Council Award Scheme Gold in 2024. The village has an annual festival. There is a parish church, Moulton theatre, community centre and café, shop, public houses and parks.

Horseracing at Warwick and Stratford-upon-Avon, motor racing at Silverstone, theatres at Northampton and Milton Keynes.

In the area, there is a wide range of state and private schools to suit most requirements, including Northampton High School and Spratton, Little Houghton and Kimbolton preparatory schools; Stowe, Rugby, Oundle, Oakham and Uppingham Public schools.







SPRING MEADOW

Spring Meadow Farm has been most beautifully restored and extended by the present owner to provide a high-quality, stylish home, with good energy efficiency and great attention to detail, with top-quality fittings and finishes, built in stone with a Thermo hardwood-clad contemporary wing.

The house is built around a south-facing courtyard and terrace, with a west wing that is designed to form part of the accommodation, but also as a self-contained annexe for extended family. The house is full of character, built in stone and brick under a slate roof, with timber frame double-glazed windows and oak doors. Integrated blinds, under-floor heating and lighting which can be remotely controlled, electric, flame-effect fires.

The accommodation flows seamlessly from the superb main kitchen/dining room, with its tiled floor, mood lighting, oak and glass staircase and wide sliding doors to the courtyard and to the east-facing patio, beautifully fitted kitchen with new integrated appliances and large island with breakfast bar and a Bora hob.













Utility room including an up to date plant room servicing the state of the art water purification unit and back WC beyond. The kitchen flows into the family room with wide electric flame-effect fire under a large screen built-in TV, bifold doors to the patio and steps up to the drawing room dominated by a large ironstone chimneybreast housing a wood-burning stove.

Stair hall with second staircase rising to the back landing and cloakroom with WC, Sitting room with two panelled walls and hard flooring and access into the west wing.

The west wing has its own entrance hall, sitting room and ground-floor bedroom, shower room and utility room, with a fully fitted kitchen/breakfast room with painted timber range of kitchen units with timber tops and integrated appliances, limestone tiled floor and island unit.

To the first floor, the main gallery landing, glass and chrome balustrade and wide west-facing windows lead to the principal bedroom with a dressing area with extensive wardrobes behind a free-standing bedhead, allowing the room to take full advantage of the south and east-facing views and luxurious en suite shower room. There are four further double bedrooms, three with stylish shower rooms and a Lusso family bathroom.





OUTSIDE

The property is approached off the very quiet Spectacle Lane through a pair of electric five-bar gates to a gravelled drive and parking area, with a timber garage block, a triple garage with electric doors and carport and wood store.

The courtyard, with two shrub/flower beds, screened by a stone wall hiding the bin store and service area, leads to the house and steps up to a wide paved terrace, ideal for outdoor sitting and relaxing. To the east side of the house, off the kitchen, is a paved patio and stone walling designed for enjoying the morning sun with breakfast or a morning coffee, with a lawn beyond with mature trees to the paddock beyond.

Stable yard with post and rail fencing and three wooden stables.

A second access off the lane accesses the lower yard with an enclosed barn, ample hardstanding for additional parking and storage and a further farm building divided into four sections suitable for livestock housing or machinery stores and workshops. The paddock extends to about 4 acres with a pond at the far end providing grazing and protection for the property, with a mature hedge to the south boundary.





PROPERTY INFORMATION

Services: Mains 3-phase electricity, spring-fed water with UV filters, oil-fired central heating, Air source heat pumps, telephone and broadband and private sewerage treatment plant. CCTV, fire and security systems.

Fixtures & Fittings: The vendors solicitor will provide a schedule of items included and excluded from the sale or separately available.

Tenure: Freehold.

Local Authority: Daventry District Council

Council Tax: Band E

EPC: Rating C

Viewing: By prior appointment only with the agents.

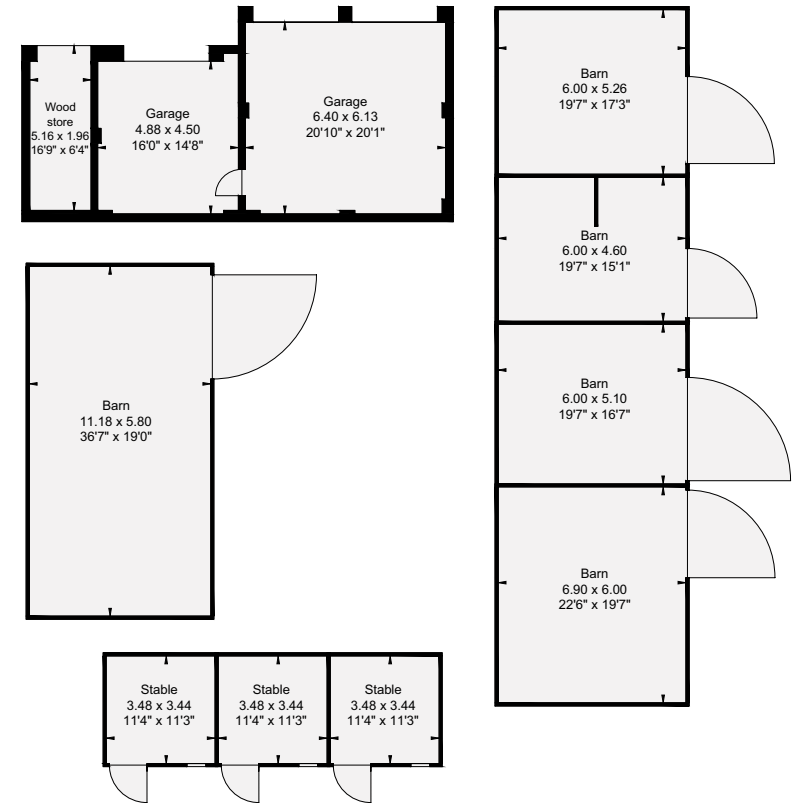
DIRECTIONS

The property should be approached along Spectacle Lane from the Pitsford Road from the north end. Do not attempt to approach the property along Spectacle Lane from the south from Boughton Road, as the lane is poorly maintained at the south end.

Postcode: NN3 7RY

what3words: ///cloth.mental.shared

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- Ground Floor**
- Kitchen/Dining room: 10.76 x 5.70 (35'3" x 18'7")
 - Utility
 - WC
 - Shower room
 - Study/Sitting room: 4.30 x 3.42 (14'1" x 11'2")
 - Bedroom: 3.42 x 3.04 (11'2" x 9'10")
 - Annexe
 - Kitchen/Breakfast room: 7.64 x 3.50 (25'1" x 11'5")
 - Sitting room: 4.21 x 3.77 (13'8" x 12'4")
 - Hall
 - Drawing room: 6.58 x 4.25 (21'6" x 13'9")
 - Family room: 5.77 x 5.30 (18'9" x 17'4")
- First Floor**
- Principal bedroom: 5.73 x 5.32 (18'8" x 17'5")
 - Bath room
 - En suite
 - Bedroom 5: 3.72 x 2.98 (12'2" x 9'8")
 - Bedroom 4: 4.05 x 3.90 (13'3" x 12'8")
 - Bedroom 2: 6.65 x 4.27 (21'8" x 14'0")
 - En suite
 - Bedroom 3: 3.65 x 3.33 (11'10" x 10'9")
 - En suite
 - Storage
 - Outside



Not shown in actual location / orientation

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Date: 05 September 2025
Our reference: STR012433178

Spring Meadow Farm, Spectacle Lane, Moulton, Northampton, NN3 7RY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,595,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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