



Home Farm Cottage, Watford, Northampton,  
Northamptonshire, NN6 7UE

HOWKINS &  
HARRISON







# Home Farm Cottage, Watford, Northampton, Northamptonshire, NN6 7UE

A unique opportunity to acquire this beautiful equestrian property comprising of a detached house, annexe, and outstanding southeast-facing panoramic views across neighbouring countryside. The property overlooks the gardens, stables, manège, swimming pool and outbuildings. This former farm cottage boasting approximately 2,471 sq ft of accommodation is situated in a truly rural location.

## Features

- Fabulous countryside views
- A lovely equestrian home
- Five bedrooms
- Four reception rooms
- Three bathrooms
- Self contained annexe
- Outbuildings, manège and stables
- Garaging and ample parking
- Sought after rural location
- Garden and paddocks approaching 19.68 acres



## Location

Watford Village is situated approximately nine miles northwest of Northampton, with the towns of Rugby and Daventry being approximately six and five miles away respectively. There is a main line railway station in the neighbouring village of Long Buckby. Local amenities include a church, village hall and pop-up pub. Primary schooling can be found in West Haddon and secondary schooling at Guilsborough.

### Close by-

The popular village of West Haddon is situated approximately 2 miles from Watford. There are shopping facilities in West Haddon and Long Buckby, with a more comprehensive range of amenities provided in Northampton, Daventry, Market Harborough and Rugby. The village is well placed for good access to the A5, M1, M6, M45 and A14. There is a rail service from Northampton to London Euston taking around an hour. Further train services are available from Rugby, Long Buckby Northampton and Milton Keynes. Schooling is well served in the area with a primary school in Long Buckby and West Haddon with secondary education provided at the highly regarded Guilsborough School. Private education can be found at Rugby, Pitsford and Northampton High School for Girls with preparatory education at Spratton Hall and Maidwell Hall.



## Ground Floor

The property is accessed via a conservatory porch facing southeast. The hallway leads to a cloak closet and WC. The spacious drawing room offers a brick-faced fireplace with a wood burner and sliding patio doors. A staircase leads to the first floor, while the breakfast room showcases a fireplace with a wood burner and exposed ceiling timbers. The adjoining kitchen boasts oak-fronted cabinets, granite tops, a green two-oven Aga and a range cooker. The dining room, with French doors to the garden, seamlessly flows from the kitchen with its shared tiled flooring.









## First Floor

The first floor landing has an airing/linen cupboard, a principal bedroom with an en-suite shower room and a double bedroom with two southeast-facing windows and a built-in wardrobe. Additionally, there are two dual-aspect double bedrooms and an en-suite with WC and basin in one of the bedrooms. A luxurious family bathroom with a spa bath, separate walk-in shower, twin basins, and WC.

## Annexe

There is a ground floor annexe attached to the main house which provides a good sized and highly convenient accommodation for staff or relatives. This in turn comprises of an open-plan sitting room, fitted kitchen, shower room and a bedroom with a door leading to the garden.





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Approximate Gross Internal Area

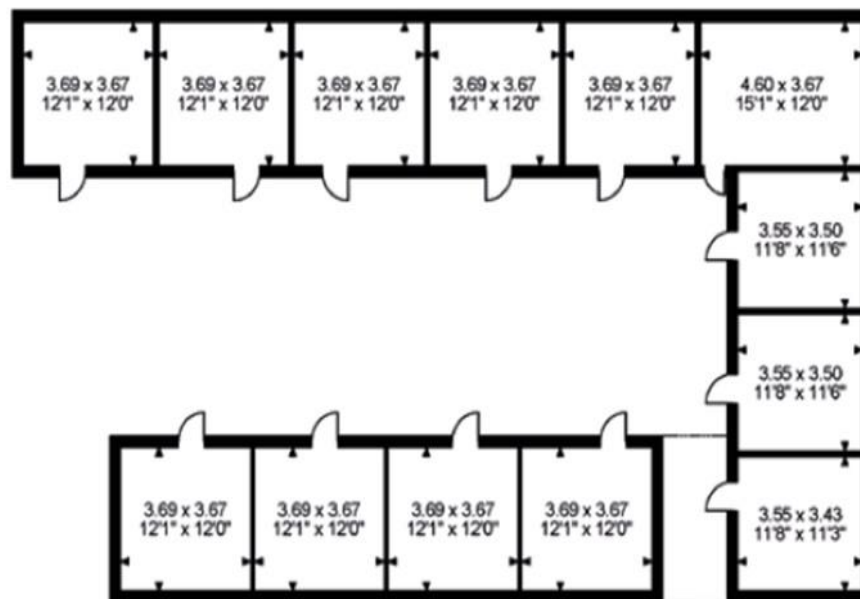
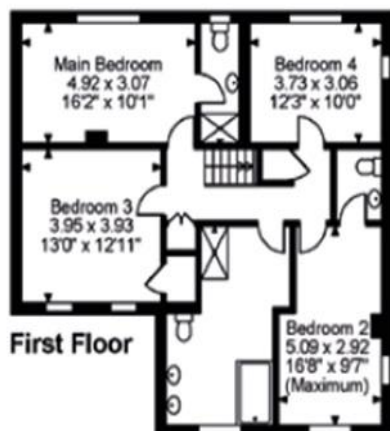
Main House = 2097 Sq Ft/195 Sq M

Garage & Store = 367 Sq Ft/34 Sq M

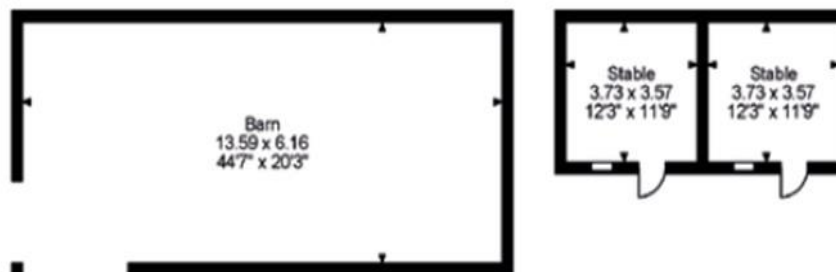
Annexe = 374 Sq Ft/35 Sq M

Stables = 2249 Sq Ft/209 Sq M

Barn = 901 Sq Ft/84 Sq M



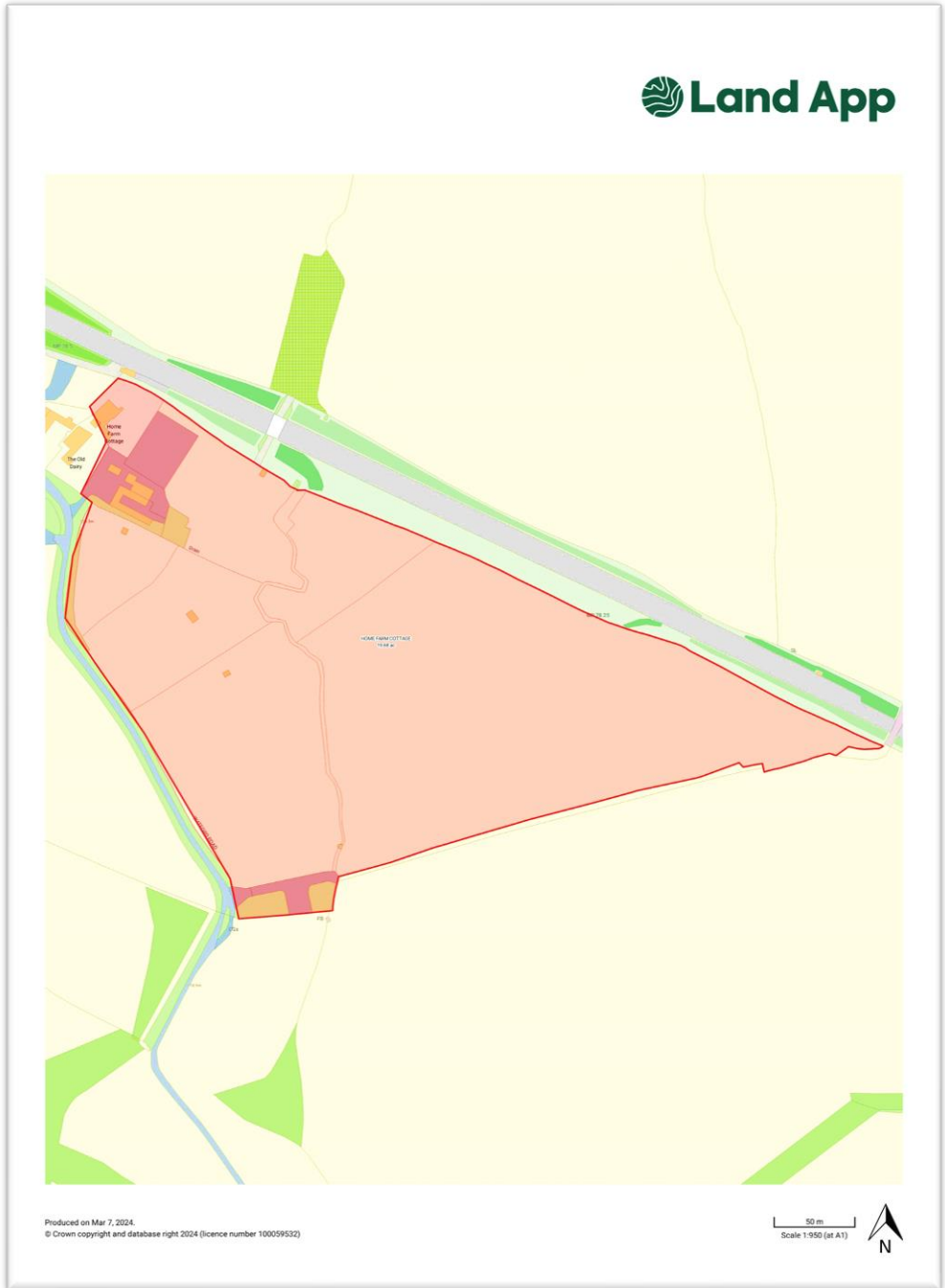
Stables













## Outside

The property is accessed via a private drive and offers ample parking, including a double brick-built garage and a boiler room/store. The lawned garden features post and rail fencing, a paved seating area and an ornamental pond. A heated outdoor swimming pool enhances the paved and gravel courtyard, offering a relaxing space. The stable yard boasts a U-shaped configuration with 13 stables (one currently serving as a tack room), an adjoining garage/store, a hay barn and two wooden isolation boxes/stables. The land is primarily pasture, with a 30m x 40m all-weather menage, water sources, and a tranquil stream that doubles as a fishing lake. A footpath traverses the front paddock, allowing access to scenic walks in the surrounding countryside. In total, approximately 19.68 acres or thereabouts.

## Agents Note

Planning consent has been granted for five shepherd huts, providing potential for tourism and glamping income, as well as planning consent for a cross-country course and a second lake on the property, adding to its versatility and appeal.





## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel :01327-316880

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

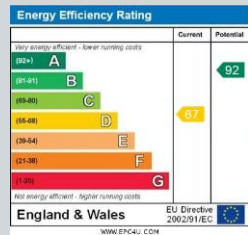
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

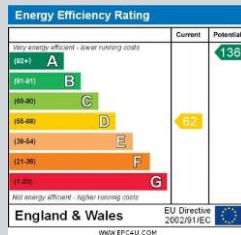
West Northamptonshire Council

Tel:0300-126700

Council Tax Band- D



EPC House



EPC Annexe



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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