



Porch House, Dodford, Northamptonshire, NN7 4SX
Draft Brochure

HOWKINS &
HARRISON



Porch House,
Dodford, Northamptonshire,
NN7 4SX

Guide Price: £1,250,000

Porch house is a fabulous grade II listed period property having spacious and versatile living accommodation over three floors. The property is steeped in history, and although is in need of modernisation, it offers a huge amount of potential. There are numerous outbuildings to include a traditional stone barn attached to which is an old dairy and a three bay open barn. The property is situated amongst formal gardens and paddocks approaching 8.44 acres or thereabouts.

Features

- A handsome grade II listed stone property
- Situated in a quiet hamlet
- Four reception rooms
- Four generous bedrooms
- Numerous attic rooms
- Beautiful formal gardens and adjoining paddocks in all approaching 8 acres or thereabouts
- Substantial outbuildings
- Surrounded by open countryside



Location

Dodford is a quiet hamlet situated within the beautiful and picturesque Northamptonshire countryside. There is a Grade I listed church as well as a day nursery in the old school building. Further facilities can be found in the neighbouring village of Weedon which offers shops, a small supermarket, cafe and public houses. More comprehensive leisure and shopping facilities can be found at the nearby towns of Rugby, Daventry, Northampton and Milton Keynes. The property is situated close to all the major road networks to include the A5, M1 junction 16, M6 and A14. Rail travel to London is available at the nearby village of Long Buckby, with further railway stations found at Rugby and Northampton, with Rugby offering a high speed train service to London Euston in just under 50 minutes.



Ground Floor

Enter via an impressive porch which leads to an original oak door giving access to the entrance hall, with flagstone flooring and exposed stone wall. Doors provide access through to the sitting room and lounge, where both rooms look out over the front gardens. The sitting room is an attractive room having an open fireplace. The lounge has flagstone flooring, the centre piece of which is an attractive stone fireplace. There is a connecting door leading through to the garden room which overlooks the walled garden. The dining room is an attractive room with exposed ceiling timbers, there is an oil fired boiler and cupboard with a hot water cylinder. From the side hallway a brace and latch door leads through to the kitchen, which is fitted with base units and has a butler sink and worksurface. The utility room has a butler sink and window to the side. A side hallway gives access to a range of outbuildings to include a fuel store, WC and a workshop having the original bread oven.

First Floor and Attic Rooms

The first landing provides access to two double bedrooms, both with exposed wooden floors and lovely views over the paddocks and church beyond, and to three of the attic rooms. One of the bedrooms has a door leading to an inner landing with a WC and family bathroom. Bedrooms three and four are accessed from the second landing which also has a separate staircase leading to the additional attic rooms. In total there are six attic rooms all with huge potential and currently used as storage space.



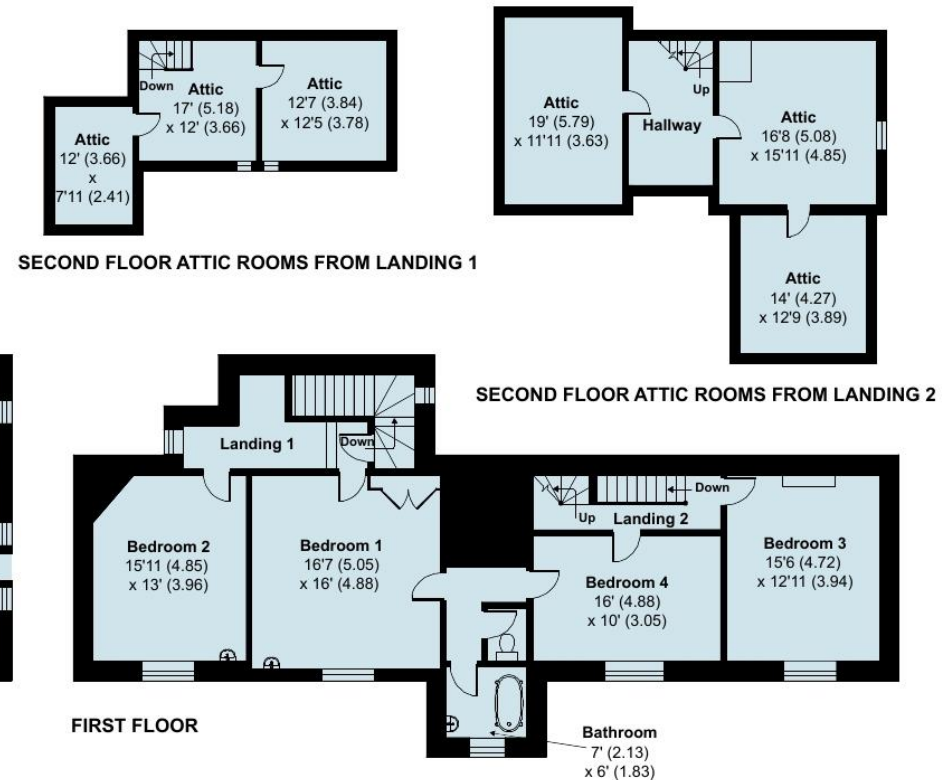
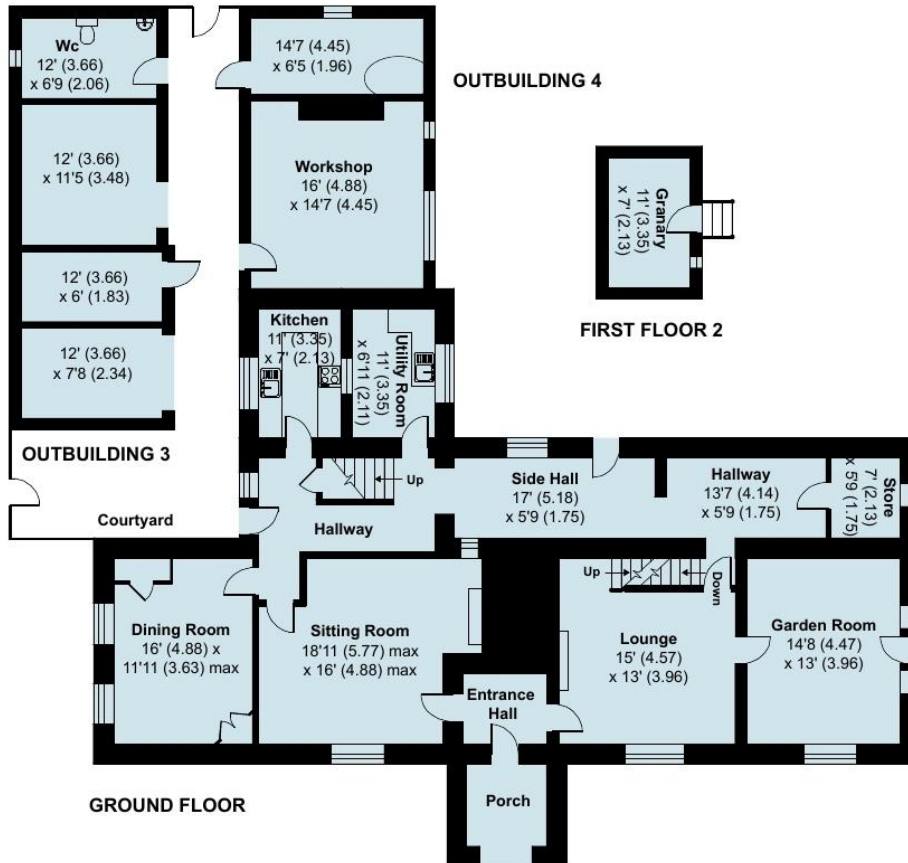
Dodford, Northampton, NN7

Approximate Area = 4336 sq ft / 402.8 sq m

Outbuildings = 4705 sq ft / 437.1 sq m

Total = 9041 sq ft / 839.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1109259





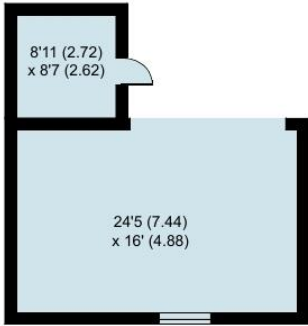
Dodford, Northampton, NN7

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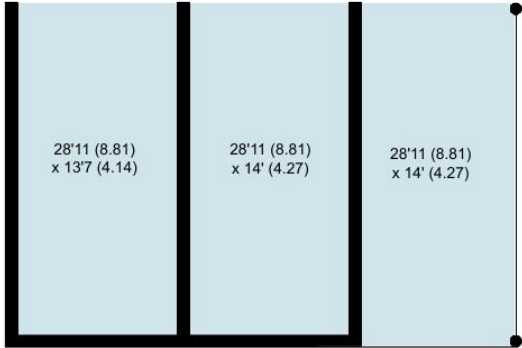
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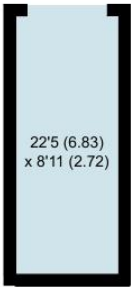
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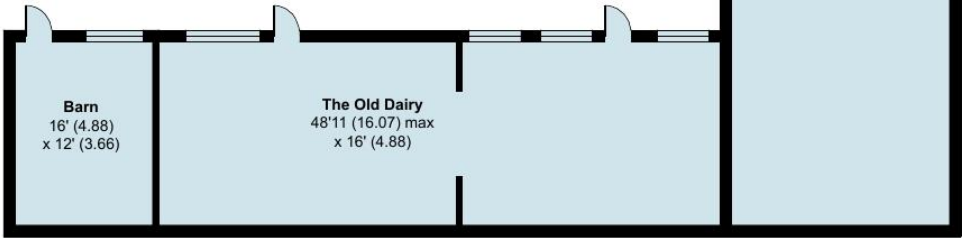
GARAGE / TRACTOR STORE



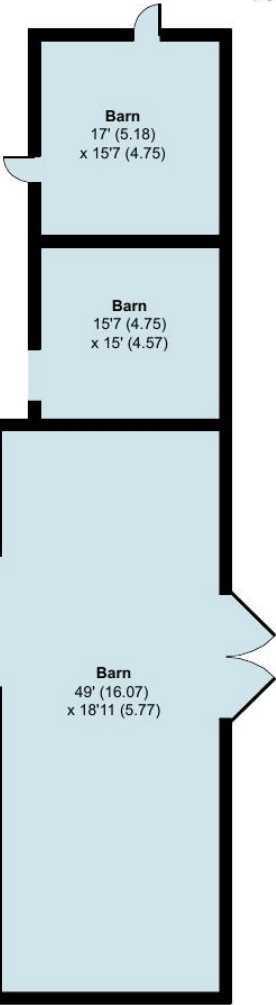
3 BAY CONCRETE STANCHION BARN



GARAGE



OUTBUILDING 1



Barn
17' (5.18)
x 15'7 (4.75)

Barn
15'7 (4.75)
x 15' (4.57)

Barn
49' (16.07)
x 18'11 (5.77)

Barn
16' (4.88)
x 12' (3.66)

The Old Dairy
48'11 (16.07) max
x 16' (4.88)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Howkins & Harrison. REF: 1109259

Outbuildings and Barn

There are a range of very useful outbuildings, situated mainly to the rear of Porch House, which offer the potential for future development/conversion subject to obtaining the relevant planning permissions. The outbuildings include a single garage, garage/tractor store, a 3 bay concrete stanchion barn and an attractive stone barn, attached to which are two further barns and what used to be the old dairy.



Outside

Porch House nestles in the heart of the hamlet of Dodford and is entered via a five bar timber gate, which in turn gives access to a driveway which splays to the front of the property. Formal gardens surround the property to three sides, with a walled garden situated off the northern gable. The driveway continues to the side of the property giving access to the rear and the numerous outbuildings. Pastureland surrounds the property to all sides protecting its future outlook, with the pastureland and small woodland area approaching 8.44 acres or thereabouts.

Agents Note

Overage Clause - A development overage clause will be included in the sale contract on the pastureland and small wooded area surrounding Porch House (please refer to plan), that will reserve 30% of any increase in value due to any non agricultural or non equestrian development, for a period of 30 years from the point of sale. This will be triggered on implementation of a planning consent or a sale following the grant of planning.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327 316880

Fixtures and Fittings

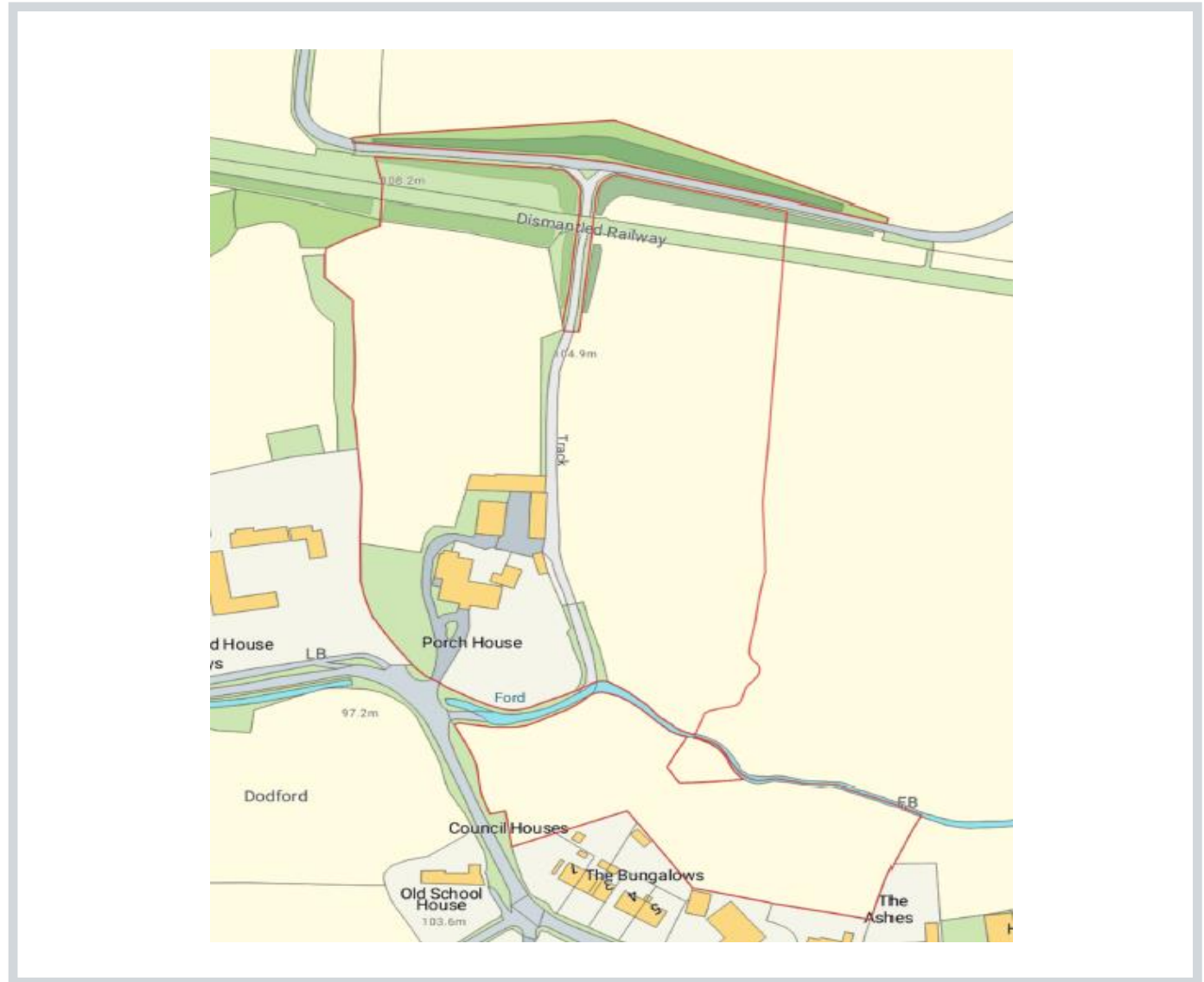
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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](tel:0300-126700)
Council Tax Band - G



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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.

