



5 Market Square

Higham Ferrers, Northants NN10 8BP



Simpson & Weekley



Exquisite 16th Century Grade II Star Listed Property in Higham Ferrers. Nestled within the heart of the picturesque historic medieval market town of Higham Ferrers, stands "The Old House," a remarkable property that offers a truly unique living experience. Dating back to the late 16th century and once the esteemed abode of a village merchant, this magnificent residence exudes charm, character, and an intriguing history that sets it apart from any other property in the area. Believed to be the second oldest building in Higham Ferrers, the property boasts an array of original features that reflect its rich heritage. As you approach the property, you are greeted by a striking Tudor oak latch door, complete with its original key still in situ. Stepping inside, the entrance hall showcases beautiful quarry tiled flooring, leading through to the living spaces with exposed timber ceiling beams and flooring, stone mullion bay windows, and inglenook fireplaces that evoke a sense of grandeur and sophistication. This is a rare opportunity to acquire a property of such historical significance, offering versatile accommodation that can cater to a variety of lifestyles. With five reception areas and five generously proportioned bedrooms, each with its own en-suite, this property was previously operated as a successful bed and breakfast, making it ideal for those seeking a family home with the potential to run a thriving hospitality business. The enchanting setting of The Old House is further enhanced by its prime location overlooking the town's bustling market square, where the vibrant farmers' markets are still held monthly, adding a touch of traditional charm and convenience.

EPC Rating D. Council Tax Band G

🛏️ 4

🚿 5

🛋️ 6

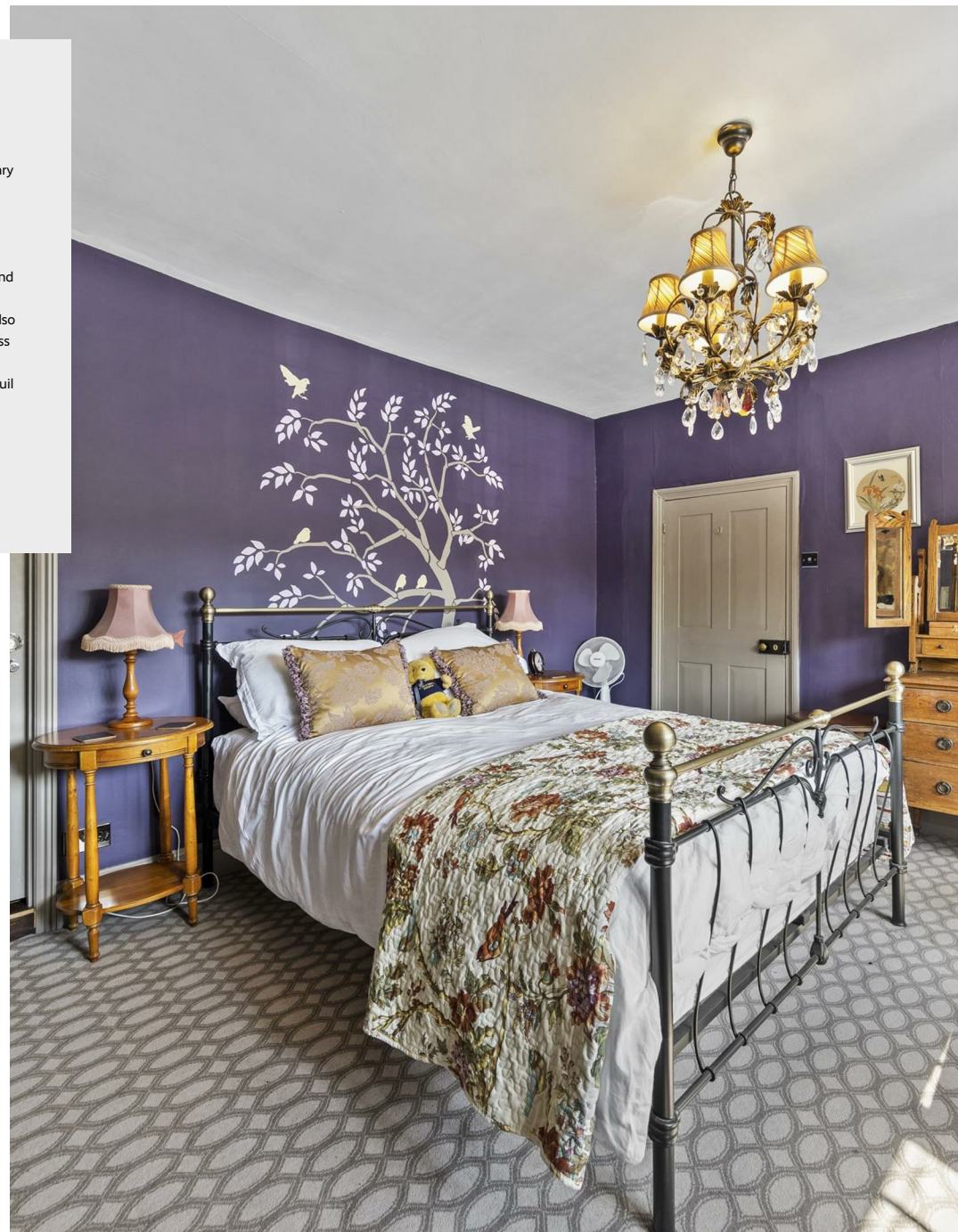
£545,000



The property's Grade II Star Listed status, bestowed in 1953, is a testament to its architectural merit, with original features such as the monumental oak-beamed inglenook fireplace adorned with intricate carved Tudor roses, oak beams, and exquisite stonework, all meticulously preserved to maintain the property's historic integrity.

While steeped in history, the residence effortlessly combines period charm with modern convenience, offering a seamless blend of heritage and contemporary living. Whether you envision a gracious family residence, a charming bed and breakfast establishment, or an inviting space with the potential for partial separation to create a self-contained annexe or Air BnB, this property caters to a multitude of possibilities. In conclusion, The Old House in Higham Ferrers presents a rare opportunity to own a piece of history and immerse yourself in the timeless elegance of a Grade II Star Listed property.

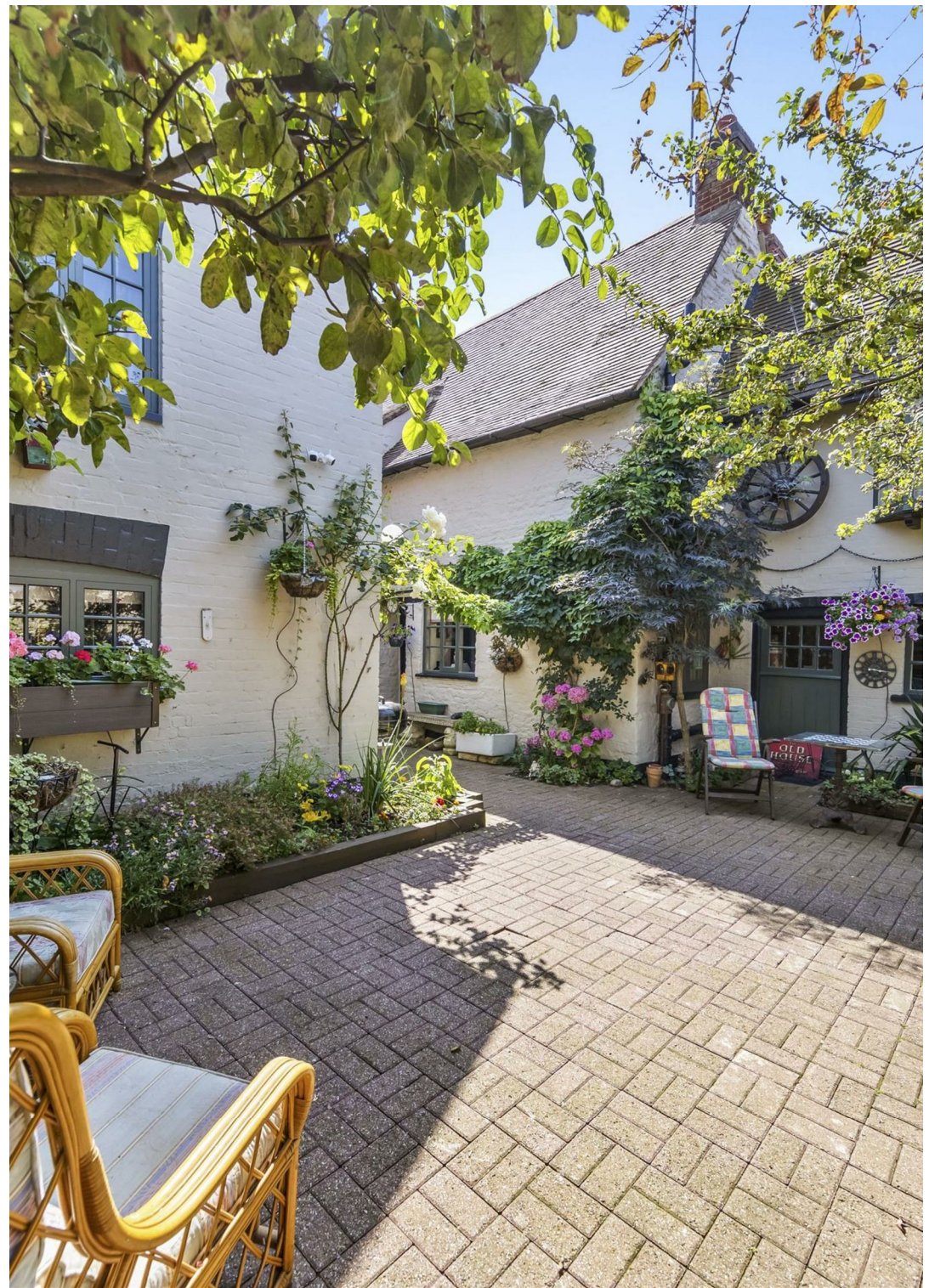
In brief, accommodation comprises, entrance hall, inner hallway, dining room with oak flooring and re-pointed inglenook fireplace with hand carved beam and fuel burner, kitchen/breakfast room with inglenook fireplace and stable door to the garden, library with chequered quarry tiled flooring and stone fireplace, sitting room with stunning exposed ceiling beams and the hand carved inglenook fireplace, drawing room with bar area and stairs to the cellar and there is also a further study/fifth bedroom with an en-suite shower room and a stable door to the courtyard garden. To the first floor, the L shaped landing provides access to all bedrooms and a laundry room with adjoining utility area. All bedrooms are double bedrooms and come with an en-suite shower or bathroom and the master suite set to the rear of the house also benefits from a dressing area. Externally the south westerly facing courtyard garden offers a private and tranquil space to enjoy the sun and relax.



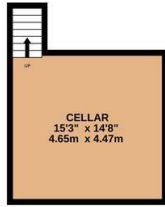
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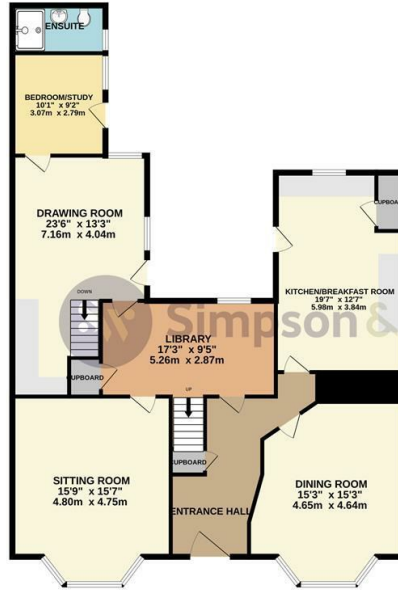
Entrance Hall - Inner Hallway - Dining Room 15'3 x 15'3 - Kitchen/Breakfast Room 19'7 x 12'7 - Sitting Room 15'7 x 15'9 - Library 9'5 x 17'3 - Drawing Room 23'6 x 13'3 - Bedroom/Study 9'2 x 10'1 - En-Suite - Cellar 14'8 x 15'3 - First Floor Landing - Bedroom 1 13'1 x 10'1 - Dressing Area 8'9 x 6'5 - En-Suite - Bedroom 2 14'1 x 15'1 - En-Suite - Bedroom 3 10'6 x 13'8 - En-Suite - Bedroom 4 11'7 x 13'3 - En-Suite - Laundry Room 11'4 x 11'0 - Utility Area



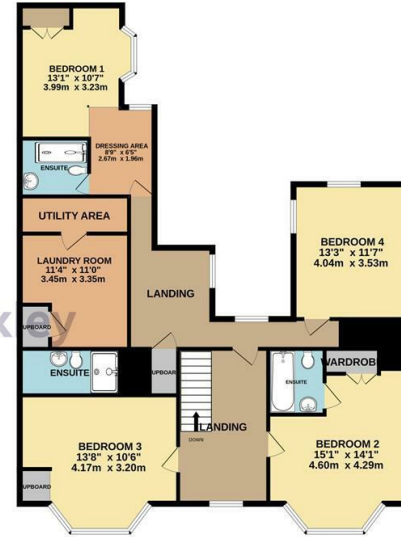
BASEMENT FLOOR
299 sq.ft. (27.8 sq.m.) approx.



GROUND FLOOR
1473 sq.ft. (136.6 sq.m.) approx.



1ST FLOOR
1289 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 2992 sq.ft. (278.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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