



Home Farm

Manor Lane
Whilton
Northamptonshire
NN11 2UH

Price: £2,400,000

Tenure - Freehold





Introduction

An exceptional Grade II Listed Country Farm House of approximately 4557 sq ft dating back to the 18th Century, with separate stable block and two substantial steel framed units of approximately 11,398 sq ft and set within 30 acre of Equestrian/Agricultural land. The property boasts charm and character throughout.

Features

Home Farm has a welcoming hallway giving access to the formal principal rooms. The drawing room is a very impressive room with vaulted ceiling and featured inglenook fireplace, the morning room also has an inglenook fireplace with inset log burner. The beautifully appointed dining room with featured fireplace and multi paned windows overlooking the formal gardens.





Features

The kitchen/ breakfast room is fitted with an extensive range of floor and wall mounted units. There is an oil fired Rayburn range, exposed beam ceiling and exposed stone wall.

The boot room also has a range of floor and wall mounted units, exposed brick chimney breast with inset featured bread oven.

There are four large bedrooms set over two floors they all have their own charm and character with high beamed ceilings and fireplaces. On the first floor is a family bathroom and large shower room on the second floor.

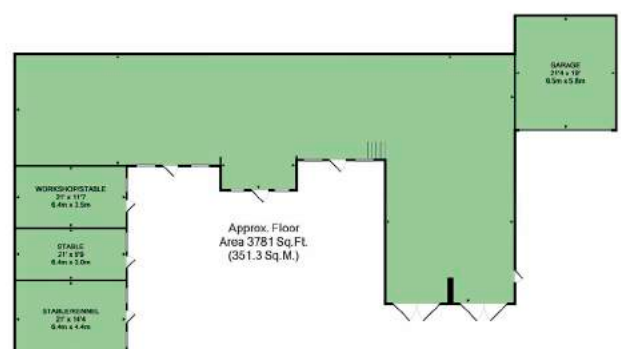
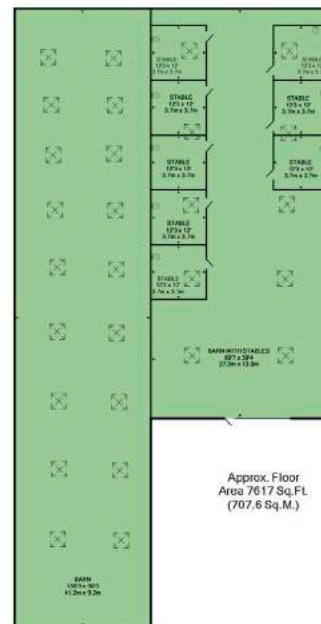
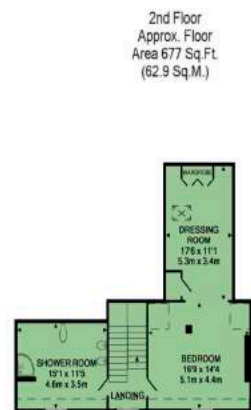
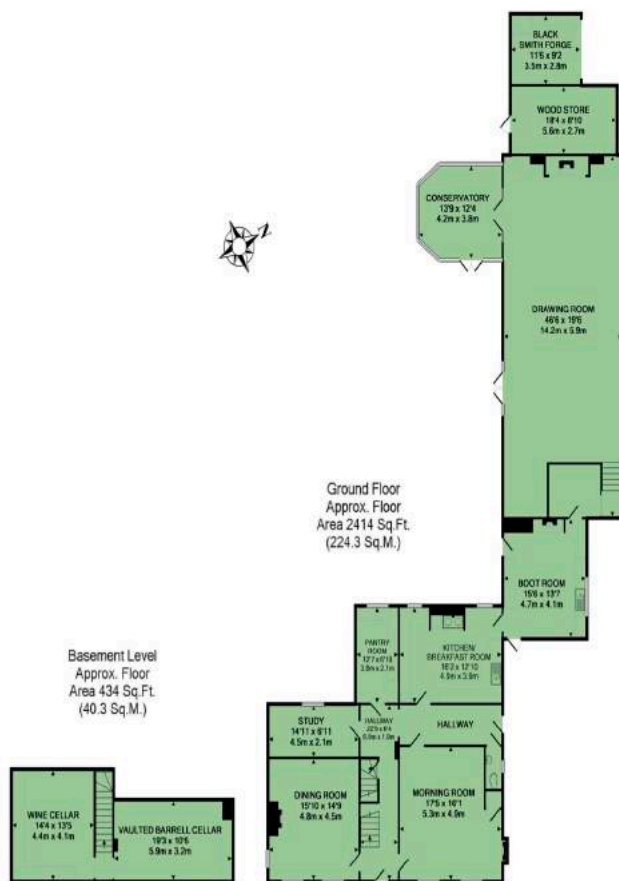




More Features

- . Hallway
- . Cloakroom
- . Drawing Room
- . Morning Room
- . Dining Room
- . Study
- . Kitchen/Breakfast Room
- . Pantry Room
- . Boot Room
- . Wine Cellar with Permanent Dehumidifier
- . Vaulted Barrel Cellar with Permanent Dehumidifier
- . Four Large Bedrooms
- . Family Bathroom
- . Shower Room
- . Conservatory
- . Formal Gardens with Purpose Built Under Cover BBQ/Entertainment Area
- . Brick Built Shed
- . Black Smith's Forge
- . Extensive Driveway
- . Double Garage
- . Hot Walker
- . Private Rear Track
- . Apporaching 30 Acre





Features

Farm House is approached via wrought iron gates and leading to the extensive driveway and formal gardens.

The formal gardens are retained by a stone wall and is mainly laid to lawn with an array of planting and mature trees and seating areas.

On approach, a secondary drive opens to the stable yard. This consists of a well thought out area and leads to the Stable Block.



Features

Attractive Stable Block was constructed approximately 13 years ago

There are two hangers located at the bottom of the site

.Hanger 1 with roller door

.Hanger 2 Divided into 8 stables with running water and roller door





Situation

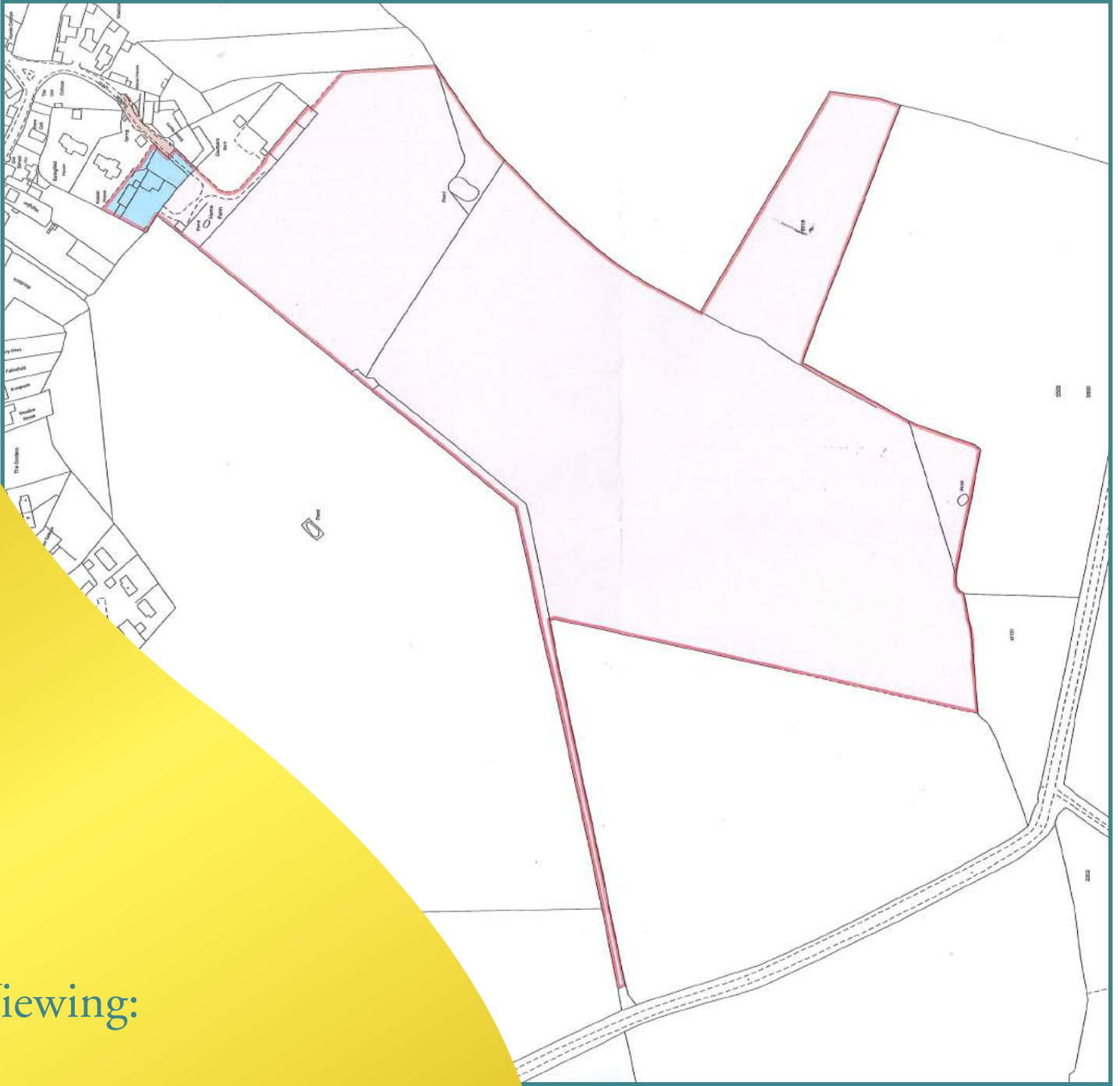
The village of Whilton is surrounded by attractive rolling countryside and is situated about 4 miles east of the historic market town of Daventry and about 8 miles west of Northampton. Nearby is Whilton Marina and is also close to Whilton Locks on the Grand Union Canel.

There is a playgroup in the village hall, primary school at the adjoining village of Little Brington. There is a parish church on the village green, a village pocket park and a thriving community.

Communications - are excellent with the A5 Watling Street being approximately one and a half miles to the west and access to the M1 junction 16 approximately 4 miles to the south. Long Buckby railway station is approximately two miles distance from which there is a service to London Euston taking approximately 1 hour 10 minutes and to Birmingham approximately 40 minutes.

Highly regarded schools both state and private are close by.





Viewing:

Only by appointment with

Stonhills Estate Agents

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