



SANDPIT FARMHOUSE

LITTLE OAKLEY | NORTHAMPTONSHIRE

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PROPERTY CONSULTANTS & AUCTIONEERS

SANDPIT FARMHOUSE | LITTLE OAKLEY | NN18 8HA

A versatile, stone-built family home, Listed Grade II, with landscaped grounds and a range of outbuildings, set within a charming village.

- Entrance Lobby & Dining Hall • Sitting Room, Snug & Study • Spacious Breakfast/Kitchen, Boot Room/ Utility • Studio/ Bedroom • Principal Bedroom with Ensuite Shower Room • Four Further Bedrooms, Shower Room & Family Bathroom • Garage, Outbuildings & Attractive Private Gardens



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12 Market Place, Oundle, PE8 4BQ

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The Property

Sandpit Farmhouse is a wonderful stone-built property, situated in the quaint and charming village of Little Oakley. Dating to the 18th Century, and thought to have been the former village bakery, the property retains a wealth of charm and character, with many period features including stone feature fireplaces, exposed stone walls, ledge and brace doors, wonderful farmhouse kitchen with Aga, and in addition, the unique opportunity to provide multi-generational living if required. It is approached from the village lane through a wrought iron pedestrian gate, with a pathway leading to the front door.

Upon entering the Farmhouse, the entrance hall gives way to the various reception rooms with double doors opening through to a formal sitting room with quarry tiled flooring, exposed stone walls and a door giving access to the garden terrace. The snug offers views towards the front gardens and an open fire. A dining hall provides a more formal, yet cosy entertaining space with an inglenook style fireplace with oak lintel. From here a set of stairs rise to the first floor. An inner hallway provides access to a guest cloakroom. The study is very well equipped with bespoke fitted bookshelves, storage and a dual aspect of the grounds and gardens. The kitchen is the focal point of the house with flagstone flooring, a range of fitted base level units with granite worksurfaces with a double bowl sink inset, and space for undercounter appliances including a fitted induction hob with single oven. A 4-oven AGA is set into a recess with stone surround and oak lintel. From the kitchen are two doors giving access to the gardens and driveway area. A further door gives way to the boot room/ utility which provides plenty of storage options, butler sink and plumbing for a washing machine. From here, is a set of stairs leading to the studio, with its vaulted ceiling and an abundance of natural light, easily providing the option of separate living accommodation with its independent access to a double bedroom and shower room. The first floor is currently accessible via three separate staircases, providing access to four further double bedrooms, all with integral wardrobes, and the principal bedroom with an ensuite shower room. All the bedrooms have their own unique views over the grounds or the village lane.

Outside Stunning landscaped gardens, enclosed by stone walls complement the Farmhouse with paved entertaining areas, and pathways meandering through the manicured lawns, with a wide variety of mature trees and shrubs, each part of the grounds having its own charm. Discreetly nestled in a quiet, private, and partially walled area of the garden is a potting shed which overlooks a pergola covered terrace. The courtyard to the rear of the property provides plenty of parking and is accessed via a five-bar gate from the shared gravelled driveway. A number of useful outbuildings abut the courtyard to include a garage/ barn, and further are former brick-built stables, equipped with power and lighting providing excellent storage options or conversion subject to the necessary consents.

Location

The North Northamptonshire village of Little Oakley forms part of the Boughton Estate, a working country landscape, with many rural enterprises including forestry, agriculture, and renewable energy. Close to the border with Rutland, the village is within easy travelling distance of many of the popular market towns of Uppingham, Oakham, Stamford and Oundle, as well as Corby with its recent investment into infrastructure, sports, recreational services, shopping facilities and main line rail service to London. Road communications to the area are excellent, with the A14 accessed to the east at Thrapston (via A6116) and to the west at Kettering (via A43) connecting to the A1 to the north, M1 to the south and M6 to the west. To the north, the A47 connects Leicester and Peterborough. International air travel is available at East Midlands Airport, Birmingham, Stansted, and Luton. Educational establishments in the locality are renowned, with primary schooling in nearby Geddington, preparatory options at Oakham, Stamford and Maidwell Hall. Secondary schools are in Leicester, Uppingham, Corby and Market Harborough, with the well-known public schools of Uppingham, Oakham, Stamford and Oundle a short distance away.

Services	Council Tax	EPC	Tenure
Mains electricity & water. Private, shared drainage. Oil-fired central heating.	Band G	Exempt	Freehold, with vacant possession







Approximate Gross Internal Area = 352.75 sq m / 3796.96 sq ft

Store = 59.98 sq m / 645.61 sq ft

Total Area = 412.73 sq m / 4442.12 sq ft



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