



Home Farm

16 Main Street | Loddington | Northamptonshire | NN14 1LA

FINE & COUNTRY

KEY FEATURES

- A Period, Non-Listed, Former Farmhouse Situated in a Desirable Northamptonshire Village
- Offering a Wealth of Original Features Such As Fireplaces, Exposed Beams and Stone Walls
- Kitchen/Breakfast Room, Three Reception Rooms, Conservatory With Access to Sun Terrace
- Five Bedrooms, Four Bathrooms (Three of Which En Suites) and a First Floor Study Area
- Detached Two Bedroom, Self-Contained Barn Conversion Annex / Guest Accommodation
- Gated Private Parking, Double Car Port, Two Stables and Timber Garden Store Rooms
- Gardens, Orchard, Paddocks, Woodland and Pond, Total Plot is Approx. 20 Acres (stms)
- Total Accommodation of Main House Extends to Approx. 3945 Sq.Ft., Annex 1463 Sq.Ft.
- No Onward Chain

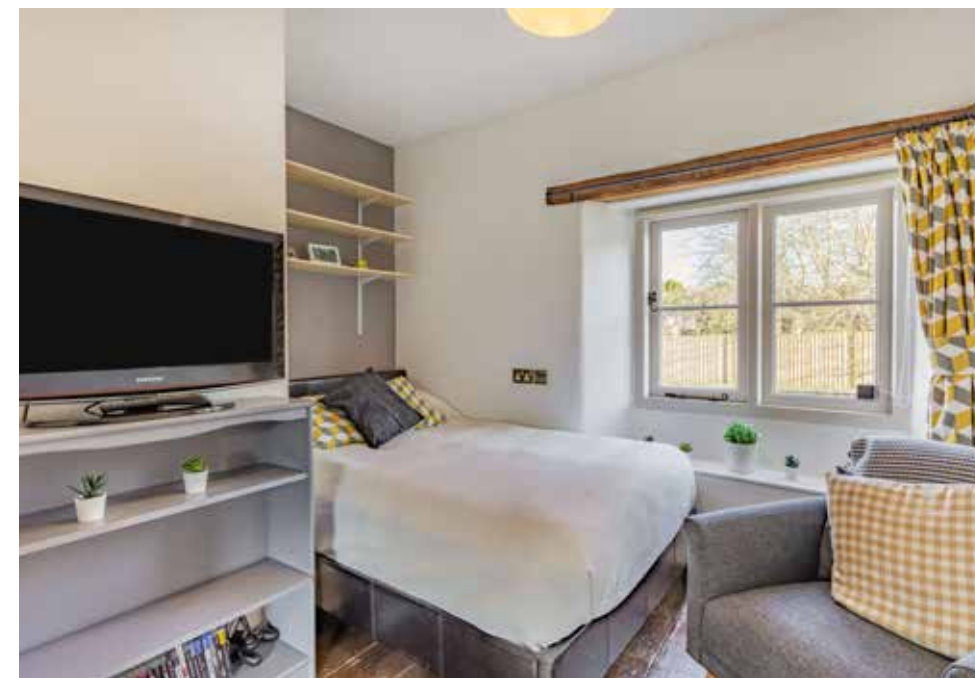










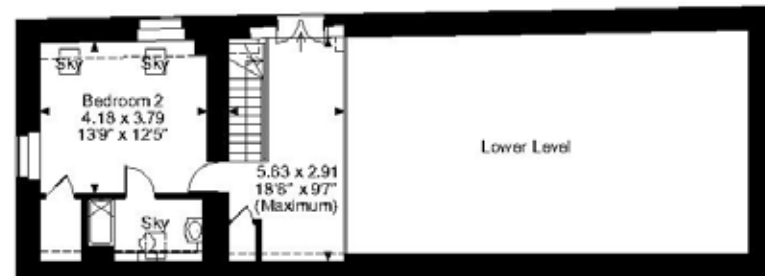


ANNEXE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		



Annexe Ground Floor



Annexe First Floor

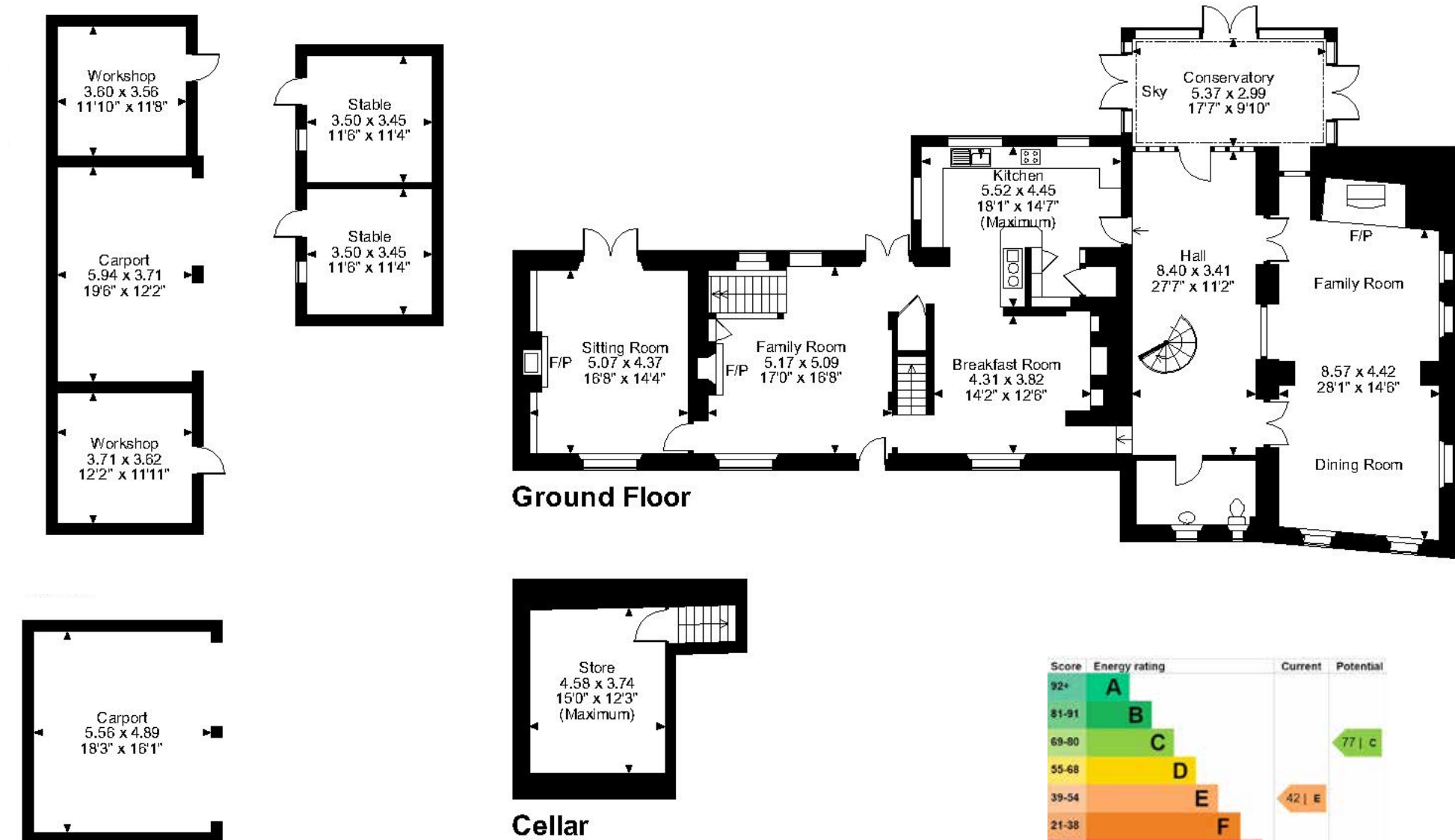










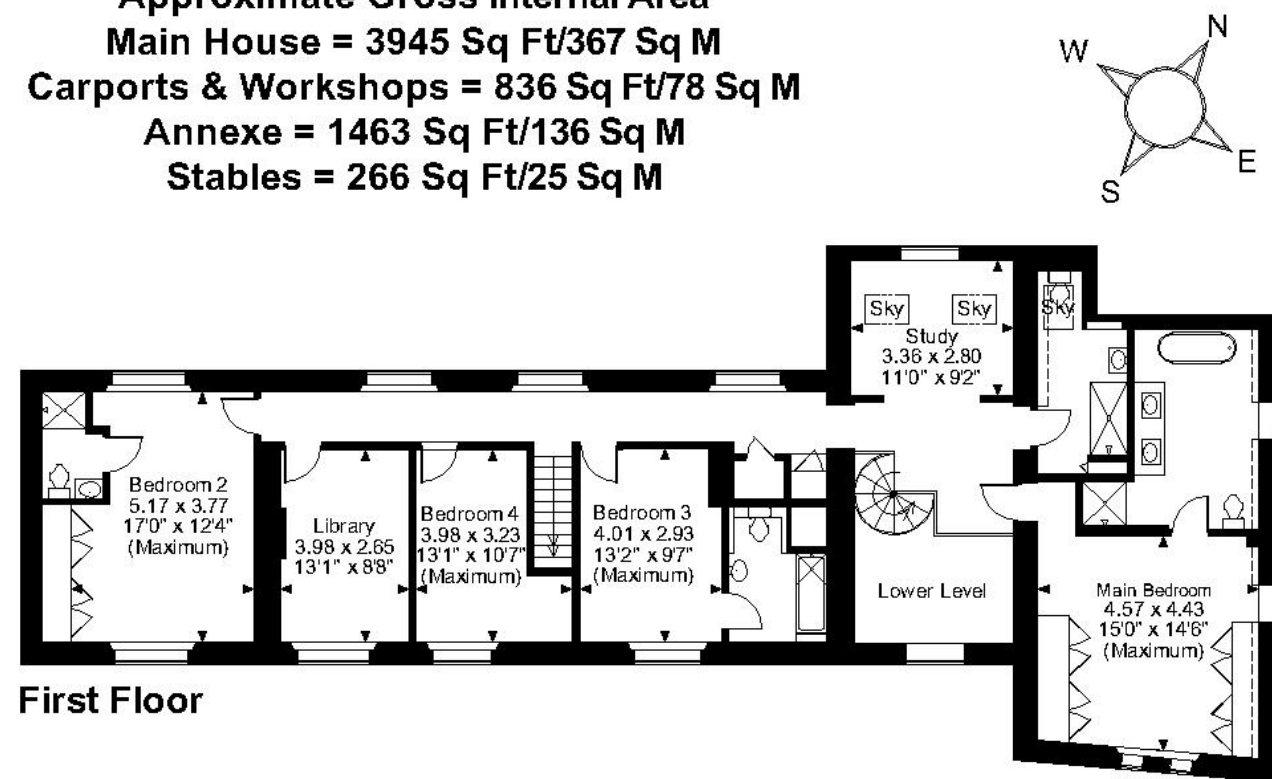


Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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Main Street, Loddington, Kettering
Approximate Gross Internal Area
Main House = 3945 Sq Ft/367 Sq M
Carports & Workshops = 836 Sq Ft/78 Sq M
Annexe = 1463 Sq Ft/136 Sq M
Stables = 266 Sq Ft/25 Sq M



Local Authority: North Northamptonshire Council
Council Tax Band: H

Services: Mains Electricity, Water, Oil Fired Central Heating for Main House and Annex, Separate Boilers and Seaprate Septic Tanks

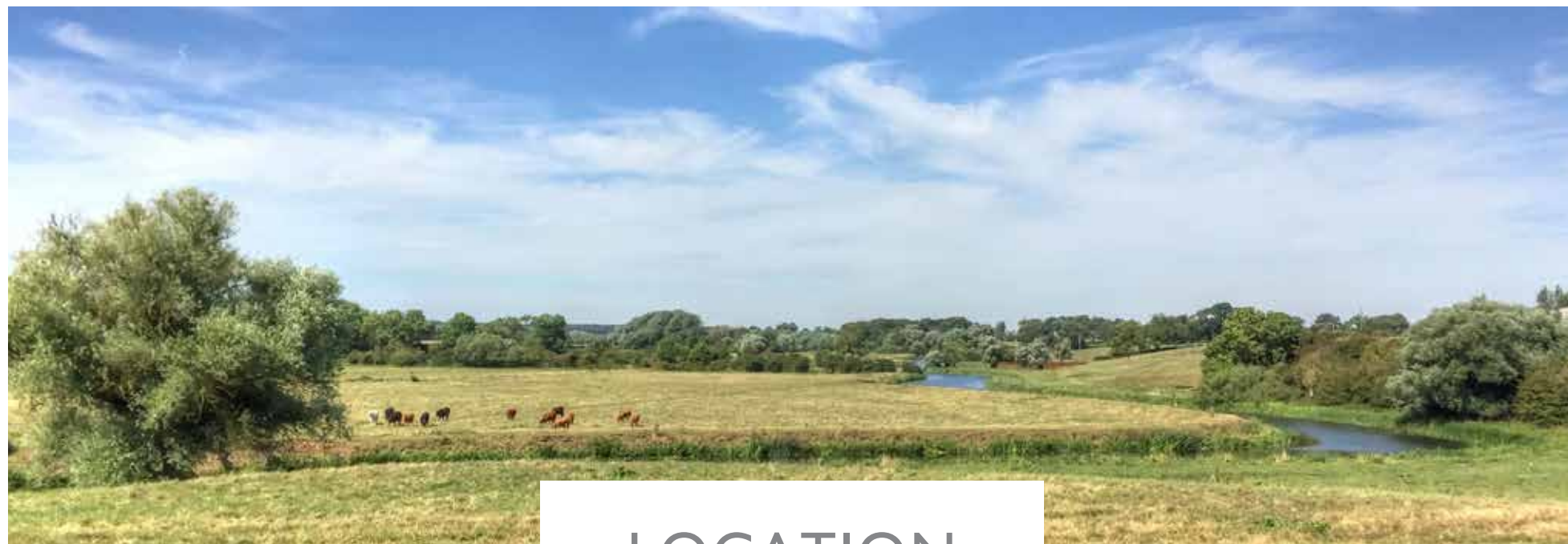
Tenure: Freehold

Agent's Notes: Conservation Area
Two rights of way across the land: pathway from Orton to Loddington on left of the boundary, separate pathway across lower paddock for walkers

DISCLAIMER:
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.





LOCATION



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



Fine & Country Oundle & North Northamptonshire
Tel: +44 (0) 1832 808 008
oundle@fineandcountry.com
The Old Town Hall, Market Place, Oundle, PE8 4BA

Fine & Country Northamptonshire
Tel: +44 (0) 1604 309 030
northampton@fineandcountry.com
20A-30 Abington Street, Northampton, NN1 2AJ

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fineandcountry.com™