



Stable Cottage  
Boughton Park | Boughton | Northampton | Northamptonshire | NN2 8SQ



# SELLER INSIGHT

“ Set within the magnificent private grounds of Boughton Park Estate, Stable Cottage is a beautiful and hugely characterful three-bedroom period home that boasts a large and very attractive private garden.

“When we began our property search we knew we wanted to find a cottage, a place with real character, and that’s something Stable Cottage has in abundance,” says the owner. “However, we also wanted a property with a good feeling of space, high ceilings, a large garden and for it to be in a location where we could enjoy peace and privacy, but at the same time have relatively easy access to all of the things we might need on a day-to-day basis. It was quite the wish list, but we can honestly say that here we have found all of those things, and a lot more!”

“We bought the cottage almost 40 years ago and one of the things we immediately fell in love with was the setting, it’s absolutely idyllic. We have access to acres of magnificent private parkland that surrounds the property, beyond which there is mile upon mile of open countryside so our immediate surroundings are very tranquil and picturesque. Boughton Park being private land means there is no traffic noise to disturb its peacefulness. In fact, when we are at home we feel totally removed from the everyday hustle and bustle of life. Boughton itself is a really pretty place, to such an extent that it’s considered an iconic village in Northamptonshire. There are a number of prestigious schools nearby so it’s a great place for families, we can stroll down to the pub for a drink or a meal, a large Waitrose is only a couple of miles away, there are three express supermarkets even closer, and we are fortunate to have a very good farm shop close by with a popular café. The village even has its own Pocket Park which hosts the annual bonfire night event. Less than 2 miles away is a reservoir with a 7 mile cycle track, country park, café and children’s play area. Just across the road from this there is also an established vineyard, one of two in the local area.”

“The cottage itself is gorgeous. It was quite rundown when we moved here but over time, we have done a lot of work to it and it is now in superb condition throughout. It definitely has that character cottagey feel, but unusually the rooms have high ceilings so there’s a lovely feeling of space. We’ve also done a lot to the garden. When we moved here it was just a field, but over time we have created places to sit out, relax and entertain, and we’ve added lots of plants that have matured beautifully – when everything is in bloom during the spring and summer months it is a real picture! To wake to the sound of the dawn chorus and to be able to sit and watch the many species of birds that visit the garden is a real pleasure. It is very private but still gives the feeling of being in the park especially when you hear the sound of bat on ball when the cricketers are playing. The garden and its’ tranquillity is definitely one of the many things we will miss when we move.”

“We have had very many happy years living here, it really is a very special place and somewhere where we’ve been able to enjoy a fantastic quality of life. However, we now feel that it’s time for a new chapter in our lives and so we are relocating to the Med. But if we were staying in the UK we can honestly say that we wouldn’t want to live anywhere else, it’s a real hidden gem.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

## Stable Cottage

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Stable Cottage is unique and a real lifestyle property set in the grounds of the historic private Boughton Park Estate. The location is idyllic and approached via two impressive entrances, one with the original Falconers Tower that leads to beautiful parkland that borders onto open fields and the other via the old part of the village of Boughton. The property itself is adjacent to Boughton Hall.

This attractive Northamptonshire stone house with its mullioned windows and leaded glass panes, is set in a quintessential English country garden which is southwest facing and completely private extending to approximately a quarter of an acre. The garden is a tranquil and lovely suntrap to entertain and unwind from the modern stresses of life.

The house is accessed via a lovely brick paved and walled courtyard patio, the front door opens into the entrance hall which is lovely and bright with a stone flagged floor and beamed ceiling plus a guest cloakroom. On the right is the dining room which has windows to the front and side, stone flagged floor, a fireplace with wood burner and really good ceiling height with beams. An open archway leads into the country style kitchen which is fitted with an extensive range of distressed solid French oak units with integrated appliances, a terracotta tiled floor and again high ceiling with beams and also a window overlooking the garden. At the end of the hallway is the reception room which is a great size and has a deep box bay window to the front overlooking the gardens, again a high ceiling with beams and an impressive fireplace with wood burner.

Stairs rise to the first floor landing which is flooded with natural light from the overhead domed skylight and side window and a high ceiling with beams. There are two good size double guest bedrooms, each with a period fireplace and both with lovely views over the garden, there is also a modern shower room with underfloor heating. The main bedroom is an impressive size with a lovely outlook to the front over the gardens and parkland. This large room has the benefit of an en suite bathroom which has a large size double ended bath with shower over and again underfloor heating.

To the front of the house, gates open from the estate's private road onto its gravelled driveway providing parking for at least four vehicles leading to the attached double garage. The garage has a further storage area at the rear with stairs up to the first floor room which although currently used for storage lends itself to being used as a home office or gym. There is plenty of headroom with windows and roof lights already in place with open views over the gardens. This room has unlimited potential, and it might also be possible subject to planning to access and open a doorway from the main reception room to create another bedroom or studio.

Lying to the front of the house is the south-west facing garden with a large formal lawn edged by mature trees and herbaceous borders and is totally fenced in. There is a covered outside sitting area and a summer house covered with rambling roses and jasmine. The owners have created many seating areas from which to enjoy the tranquillity of this unique setting. To the side of the house is a further walled and paved courtyard. All in all, the garden is a pure delight nestling and blending into the stunning parkland of Boughton Park and is a real nature lovers paradise. The parkland grounds also have its own cricket pitch and pavilion which adds to the typically English village feel of this magnificent setting.











## INFORMATION

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### Property Information, Services & Utilities:

This property is standard construction.

Services: Mains connected electric, gas, water & drainage

Heating: Gas central heating

Broadband: Superfast fibre available, we advise you speak to your provider

Mobile signal: 4G & 5G available, we advise you speak with your provider

Parking: Garage for 2 cars and driveway for 4+ cars

Council Tax: Band D (Daventry)

EPC Rating: D

Special Notes: There is an annual service charge of £400 for grass cutting and lighting facilities provided to all residents within the private Boughton Park Estate. There is also a Tree Preservation Order in place.

*Offers over* £750,000



# Stable Cottage Boughton Park, Boughton, Northampton

Approximate Gross Internal Area

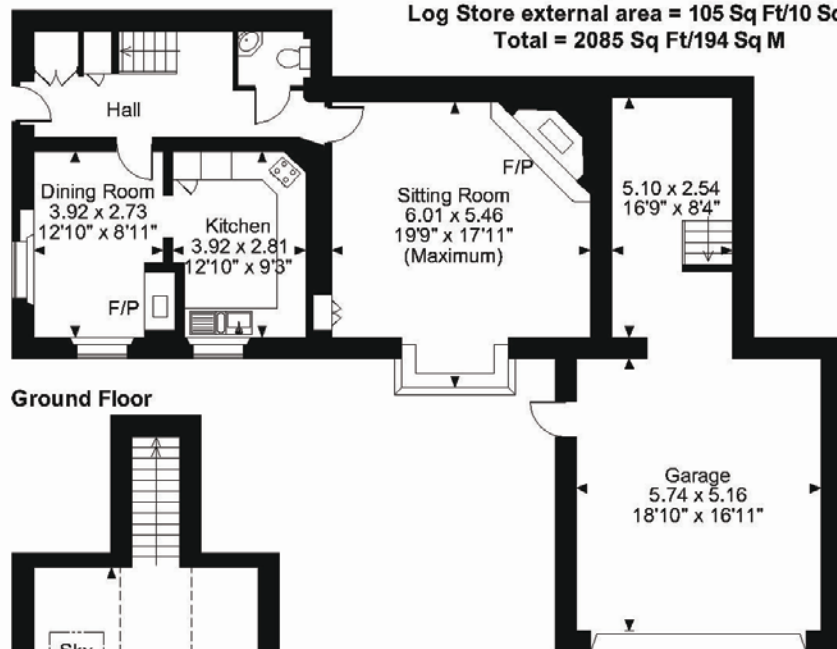
Main House = 1444 Sq Ft/134 Sq M

Garage Building = 587 Sq Ft/55 Sq M

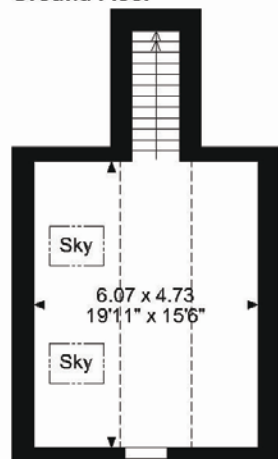
Outbuilding = 54 Sq Ft/5 Sq M

Log Store external area = 105 Sq Ft/10 Sq M

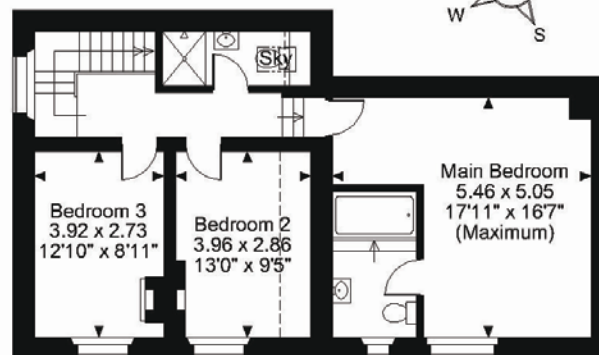
Total = 2085 Sq Ft/194 Sq M



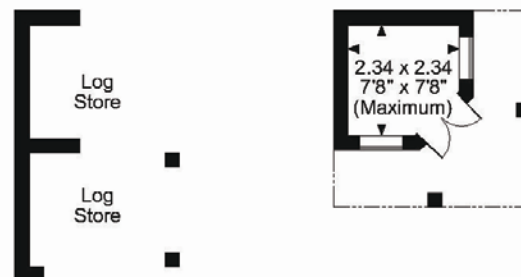
Ground Floor



Garage First Floor



First Floor



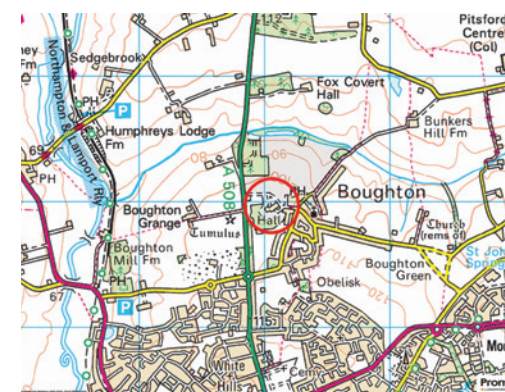
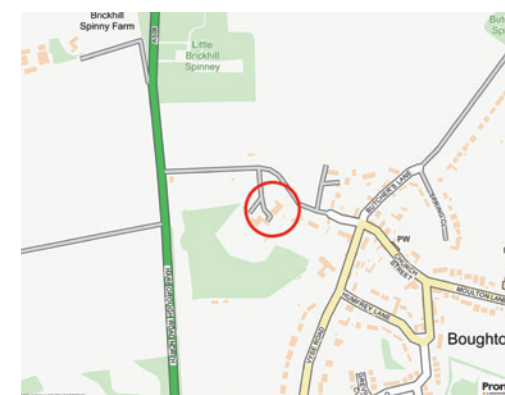
## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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FINE & COUNTRY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 08.08.2024





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