



The Old Chapel
23 Mackworth Drive | Wellingborough | Northamptonshire | NN9 5NL

SELLER INSIGHT

“The Old Chapel has been our home for 19 wonderful years. What first drew us in was the peacefulness of its setting - an immediate sense of calm that everyone remarks on when they visit. The architecture felt striking, with beautiful arches that made it feel like a hidden gem.”

“Since moving in, we've lovingly modernised the entire property. It's been a complete renovation - brightening the interiors with contemporary colour palettes, introducing wooden floors, and reconfiguring spaces with help from talented architects and interior designer friends. The bathroom, now updated, remains sympathetic to the character of the house while offering a more modern feel.”

“It's difficult to choose a favourite room, but one particularly special space is a room that looks out over the courtyard - it's where I carry out my treatments, and the atmosphere in there is just beautiful. The master suite, however, is perhaps the most visually striking, with its open-plan layout, exposed rafters and dramatic trestles. It's elegant, and full of character.”

“The garden is a peaceful oasis. It's incredibly quiet here - the only sound that breaks the stillness is the chime of the church bells on a Thursday evening. When you sit with views of the church steeples and an old tower building behind, there's a true sense of tranquillity. The garden is mature with fruit trees and a courtyard that offers complete privacy.”

“What has meant the most to us during our time here, and what is so hard to replicate, is the sense of privacy and sanctuary this home offers. It has been a place of joy, celebration, and connection. We've hosted countless family gatherings and events here - from birthday parties and christenings to our own wedding.”

“Having three children, it's been a safe and spacious haven - somewhere they could play freely, always in sight. And we've enjoyed many memorable dinner parties - it's a home people naturally gravitate towards.”

“The wider community is equally special. The local cricket ground, one of the finest in the county, hosts fantastic events like beer festivals and community celebrations. The church plays a key role in local life, organising open house days and gatherings that bring neighbours together. The surrounding fields and woodlands are ideal for rambling and dog walking.”

“Of all the homes I've lived in, this one holds the most meaning. It's not just a house - it's an experience, a feeling. There's a certain ambience here, a sense that you're a custodian of something truly special. The previous owners said the same thing to us when we moved in, and I now understand exactly what they meant.”*

* 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

23 Mackworth Drive

The Old Chapel is an architectural delight, grade II listed, substantial property that just exudes charm and character and has the most wonderful feeling of light and space throughout. It was originally the old cloisters and winter garden and then the chapel of Finedon Hall, it is located within the old walled kitchen gardens of the hall. This superb and unique home has been lovingly restored and modernised by the current owners whilst retaining its superb original features. The Old Chapel dates back to the seventeenth century and has a definite calming feel, it is set in the former walled kitchen gardens of the estate and approximately 0.33 acre with a large, paved sun terrace, sweeping lawns, a tranquil courtyard area and mature herbaceous borders and trees. To the front of the house a large, gravelled driveway provides private parking for at least five cars plus a double garage, the driveway has shared access to a neighbour's garage.

To the front of the house is an impressive south facing garden which is walled with ornate stone work, a path leads to the stunning arched pillars with glazed front doors, on entering you are greeted by a spectacular and welcoming dining hall. This superb room has a wonderful feel with an oak floor and glazed doors leading out to the courtyard plus a spiral staircase rising to the bedroom suite. On the right is the first of the characterful reception rooms, there are two sets of French doors to the front, oak floor and an exposed stone wall, a stunning archway with original oak door leads through to a bright double bedroom with a glazed bay window overlooking the courtyard plus a built in wardrobe.

On the left of the reception hallway is a spacious dining room again with French doors to the front, oak floor and a fireplace with wood burner. Accessed from the dining room is a long central hallway with exposed stone wall and large skylight flooding the hallway with natural light. There are a further two double bedrooms accessed from the hallway, the larger bedroom overlooks the rear garden and has a staircase leading to a mezzanine area, the second bedroom is at the rear and overlooks the inner courtyard, it's a lovely room with exposed stone walls and a glazed bay window to the side. The main family bathroom services these two bedrooms.

To the front of the hallway is a large farmhouse style kitchen/breakfast room which has access to the front and side gardens, is a lovely bright room with a high ceiling with beams and a tiled floor. The kitchen is fitted with an extensive range of Shaker style units painted grey, there is a range oven, a pantry and ample room for a full size family breakfast table.

On the first floor the main bedroom suite spans the whole upper floor and is a superb character bedroom with a vaulted and beamed ceiling, exposed stone walls with stunning original windows, a separate bathroom/dressing room with a free standing bath tub, twin basins and a separate shower. There is also a range of bespoke fitted wardrobes and storage.







STEP INSIDE

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The property has quite superb gardens to the front, side and rear with sweeping lawns and herbaceous borders, a large flagstone paved sun terrace plus a separate courtyard area which is paved and a real sun trap. The garden is screened by mature trees and fully walled as were the original kitchen gardens of the Finedon estate. To the front of the house is a gravelled driveway that is shared providing access only to a neighbour's garage, there is a double garage and private parking for at least five cars for the use of The Old Chapel only.

Finedon is a popular village close to the A45 with access to the M1 and A14, local facilities include a library, a church, a primary school and a small country park, Rushden Lakes is easily accessible for further shopping and leisure facilities. Wellingborough is approximately 4 miles away with a railway station providing direct services to London St Pancras in approximately 50 minutes so ideal for the London commuter.

Property Information, Services & Utilities

Tenure: Freehold.

Council Tax: Band G

Local Authority: Wellingborough

EPC Rating: Exempt.

Services: Mains electric, gas, water & drainage.

Heating: Gas central heating.

Broadband: Full fibre broadband available, we advise you to check with your provider.

Mobile signal: 5G available in this postcode, we advise you check with your provider.

Parking: Garage & driveway parking for multiple cars.

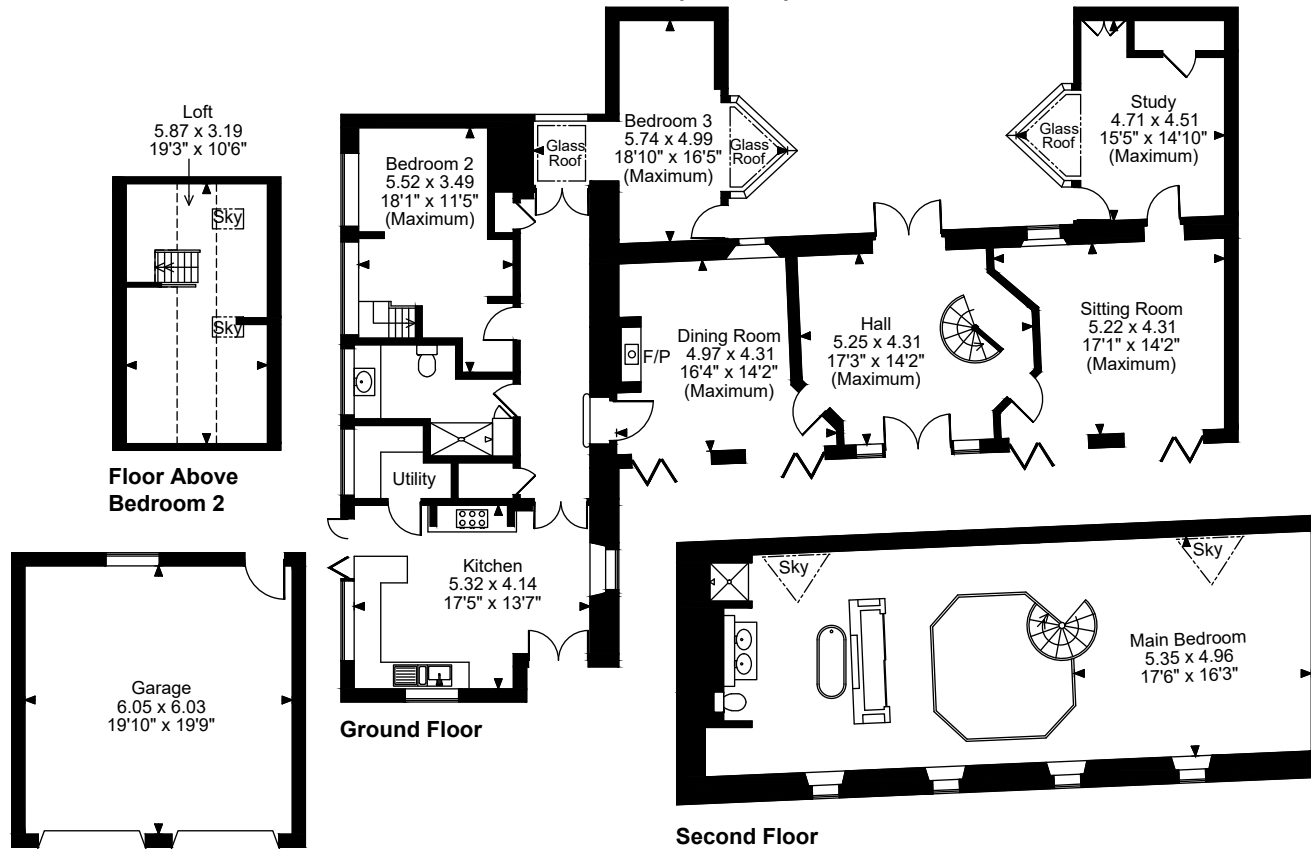
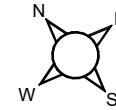


Mackworth Drive, Finedon, Wellingborough

Approximate Gross Internal Area
Main House = 2432 Sq Ft/226 Sq M

Garage = 393 Sq Ft/36 Sq M

Total = 2825 Sq Ft/262 Sq M



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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Tenure: Freehold
Council Tax Band: G

Offers over £995,000





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