

PRIVATE & CONFIDENTIAL

West Hill Manor Estate

Welford, Northamptonshire





An extremely rare opportunity to build a stately home surrounded by 120 acres of its own land with spectacular views.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Drawing room | Hall
Kitchen/dining/family room | Sitting room | Snug | Office
Gym | Utility room | Second kitchen | Three WCs
Cloakroom | Principal bedroom suite | Car port
Three terraces | Cellar containing boiler/store room

First Floor: Four bedrooms with en suites (one with a dressing room)

Planning permission for a 15,000 sqft house with two gate lodges

Outbuildings

Four barns | Car barn | Workshop

Garden and Grounds

Spectacular driveway | Landscaped gardens
Outdoor seating areas | Mature trees | Parkland
Ancient woodland | Grassland | Lake | Pond | Rural views

In all about 120 acres



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Situation

West Hill Manor Estate is situated in an elevated position within Hemploe Hills surrounded by rolling countryside and spectacular views in between the villages of Welford and Swinford.

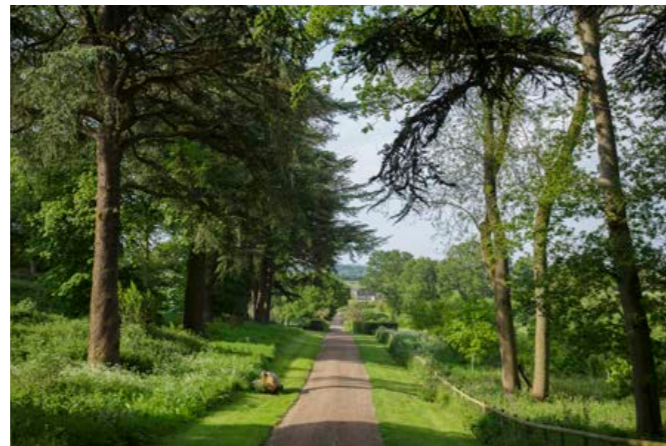
The A14 link road is less than three miles distant, offering good motorway connections to the M1 and M6 to the West and the A1 to the East. Air travel is available at East Midlands Airport, Birmingham, Stansted and Luton, all of which are accessible via the excellent motorway connections. A helicopter landing site could be easily accommodated on the estate.

Schooling in the area is excellent, with many well-known preparatory schools including Maidwell Hall, Spratton Hall, Bilton Grange and Pitsford nearby. The renowned public schools of Rugby, Uppingham, Oakham and Oundle are within a reasonable drive, with senior schooling also available in Leicester, Northampton and Wellingborough, all of which are a short distance away.

Recreational and sporting facilities nearby include golf at a number of good local courses including Chapel Brampton, Kilworth Springs and Cold Ashby.

Distances

Rugby 12 miles (HST 48 minutes non-stop to London Euston), Market Harborough 12 miles (HST, 59 minutes to London St Pancras), Kettering 17 miles, 58 minutes to London St Pancras). A14 (A1/M1/M6 link road) 2.5 miles. (Distances and times approximate)



West Hill Manor

West Hill Manor offers a rare and unique opportunity to build a new stately home surrounded by 120 acres with exceptional views out over Northamptonshire countryside. The current owners have obtained planning permission to build up to 15,000 sqft of living space with two gate lodges which have been constructed and are being used as staff accommodation.

The estate is accessed by a mile long driveway that meanders up through parcels of ancient woodland, rolling parkland and with an abundance of wildlife. The site for the new property sits in a privately elevated position with an outlook you would struggle to find anywhere in the country.

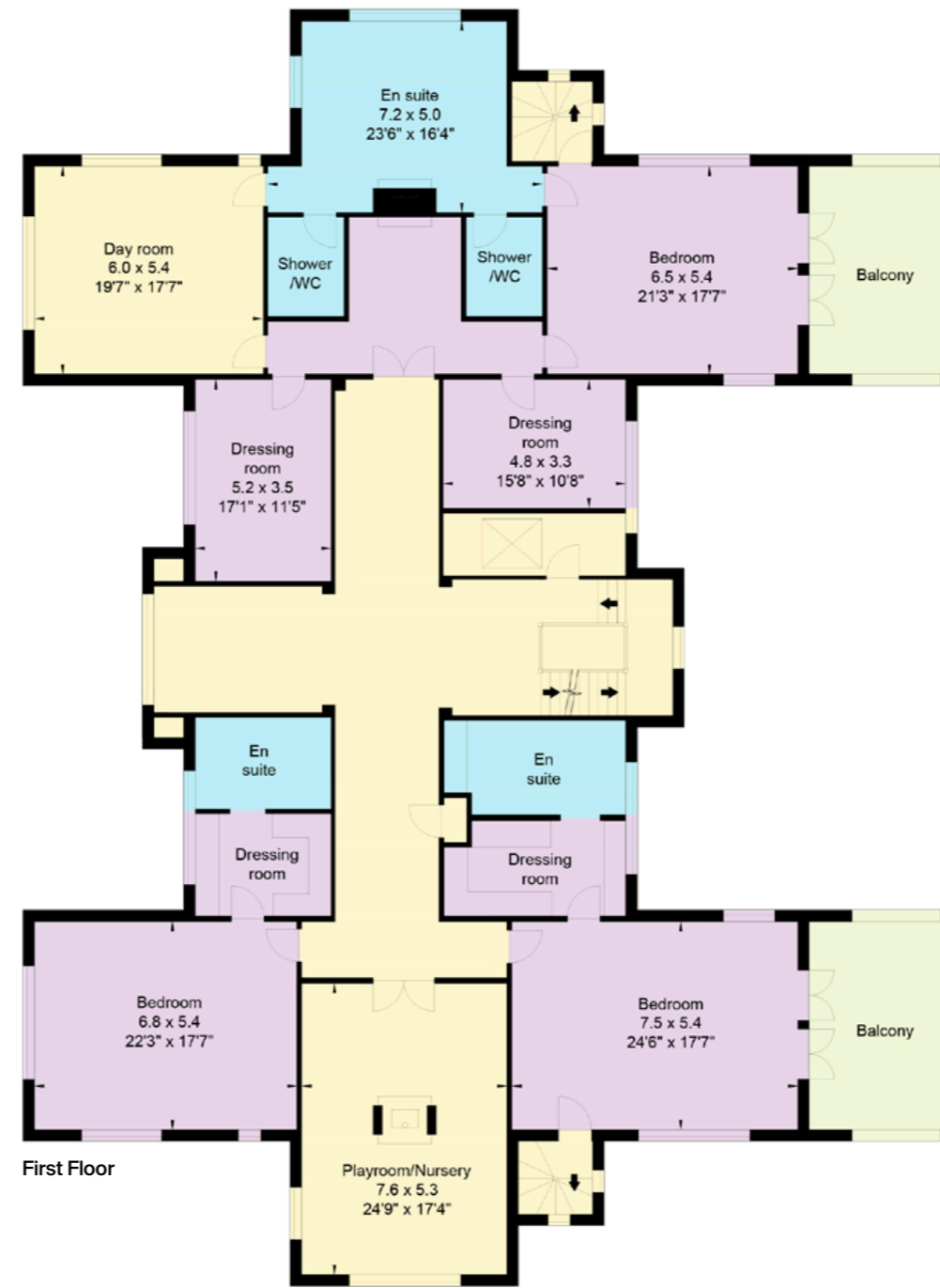
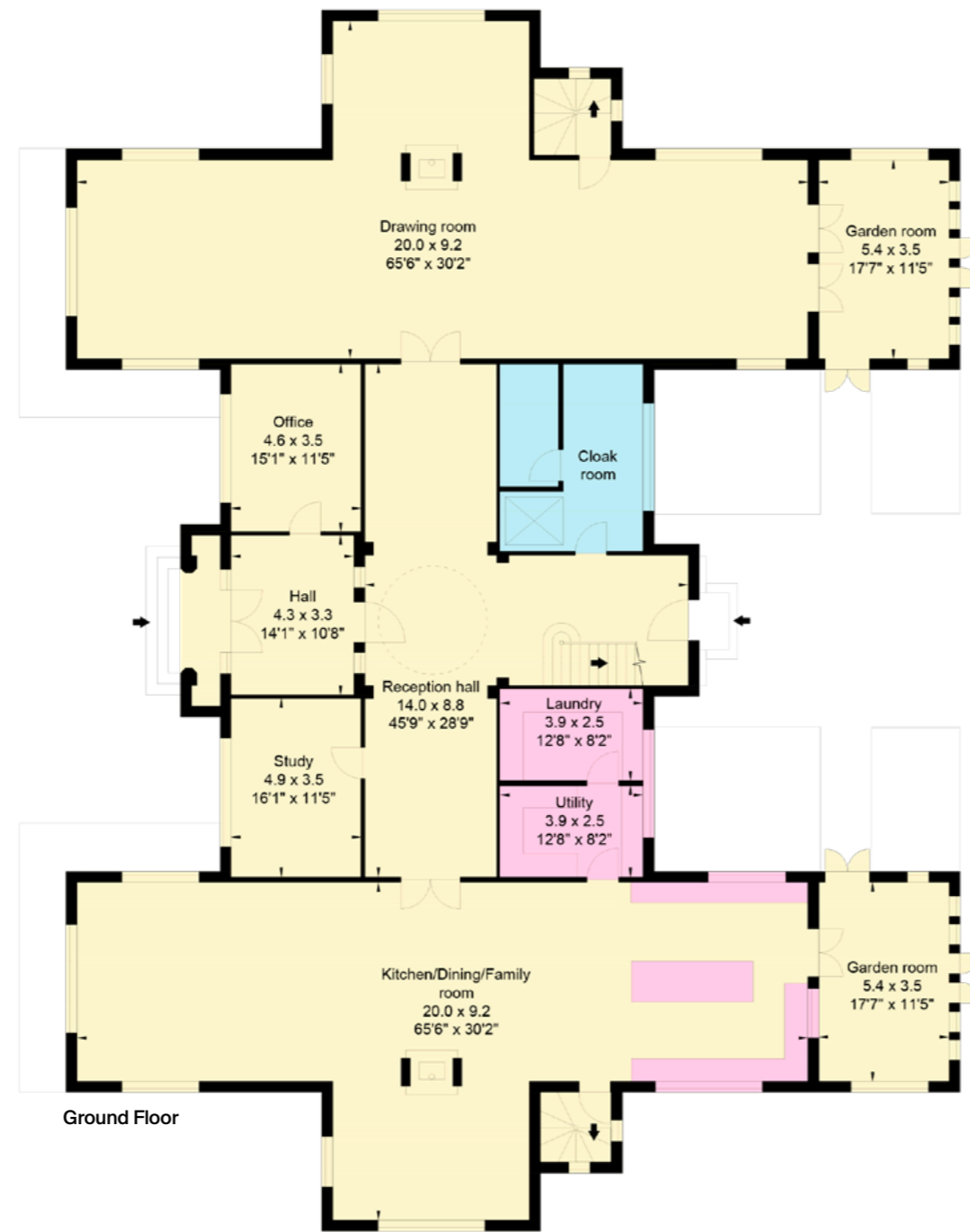
The two lodges have been constructed of brick under a slate roof and mirror each other in terms of accommodation with a spacious one-bedroom flat on the first floor. Below Flat 1 is a triple garage to service parking for the main house and below Flat 2 is a single garage and workshop with a downstairs boot room for the flat above.

Please refer to architects drawing, watercolour and floorplans to understand the impressive scale that has been achieved.

Approximate Gross Internal Floor Area

Proposed New Dwelling: 1,401 sq m / 15,080 sq ft

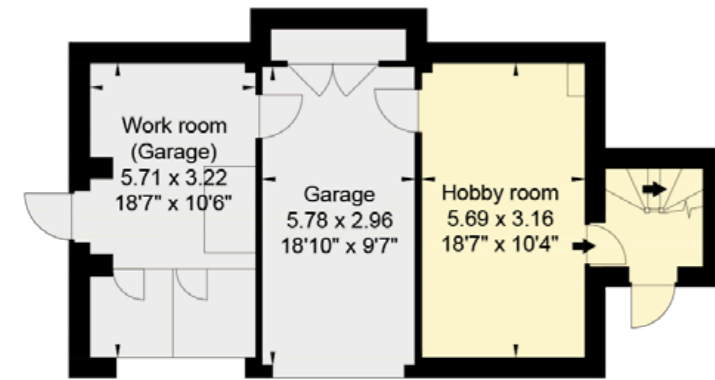
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



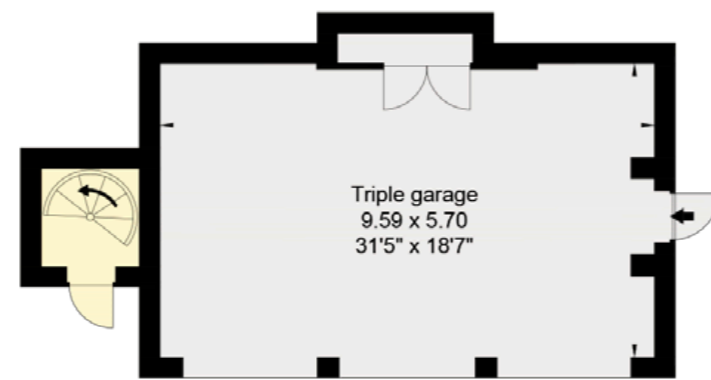
Approximate Gross Internal Floor Area

Flat 1 & 2: 244 sq m / 2,627 sq ft

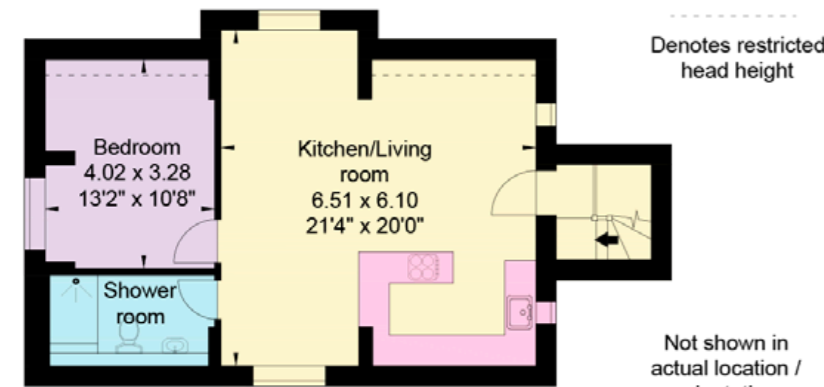
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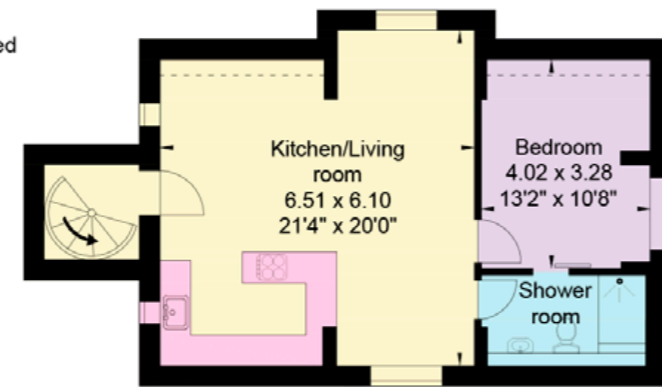
Flat 2
Ground Floor



Flat 1
Ground Floor



Flat 2
First Floor



Flat 1
First Floor

Denotes restricted head height

Not shown in actual location / orientation



Flat 1



Flat 2



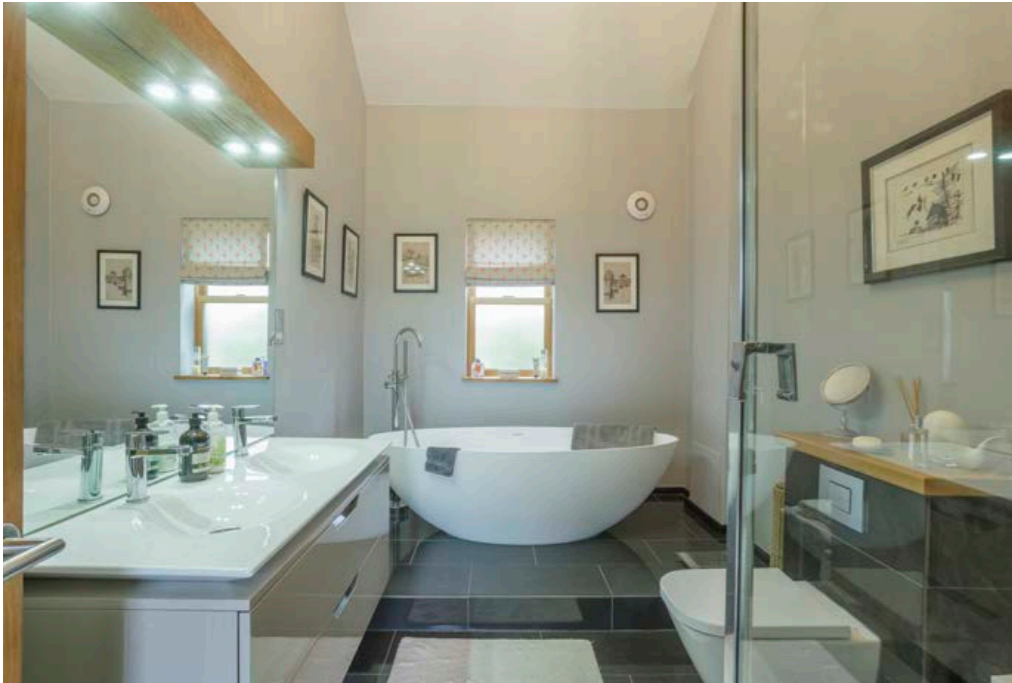


West Hill Manor Barn

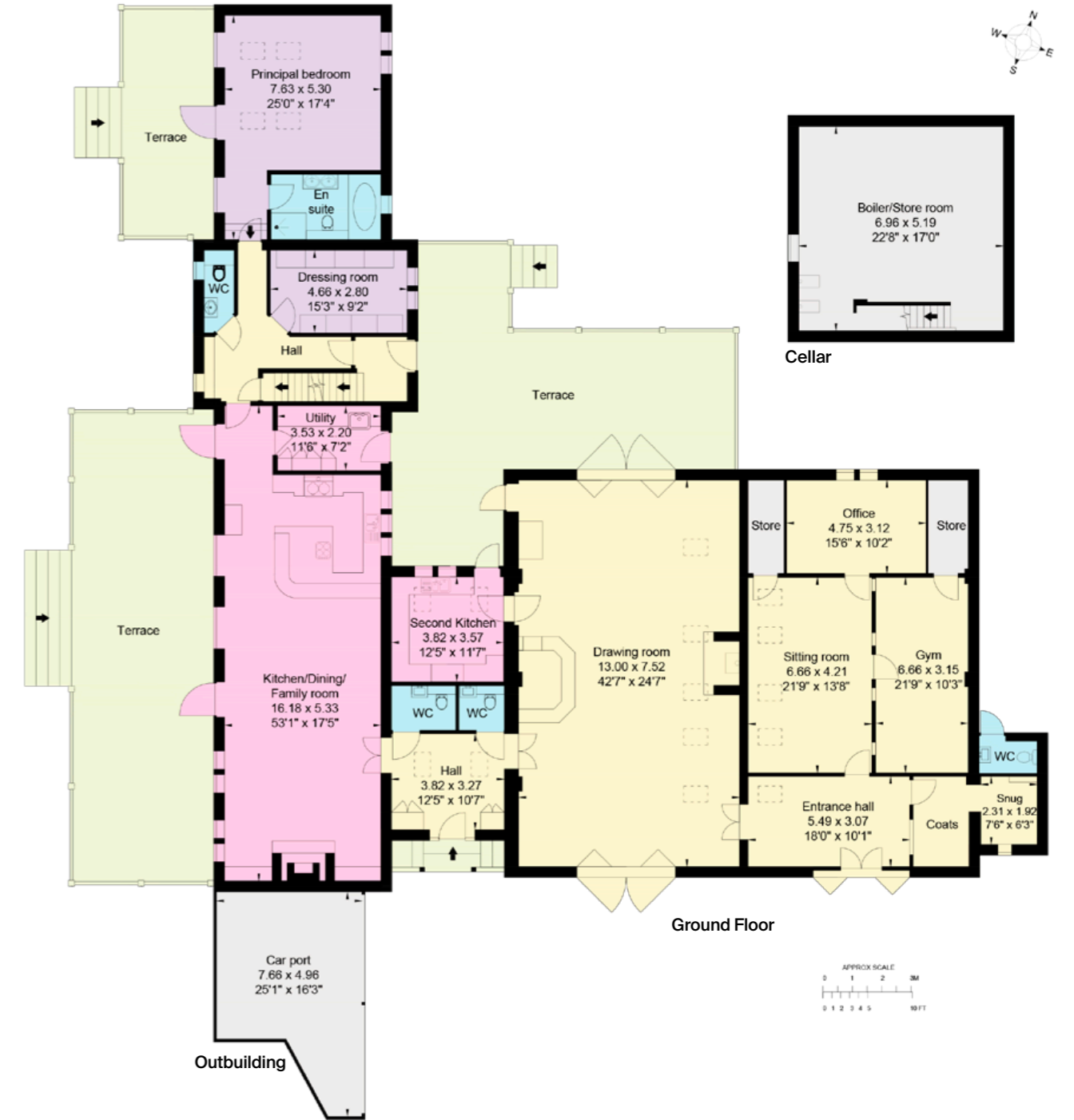
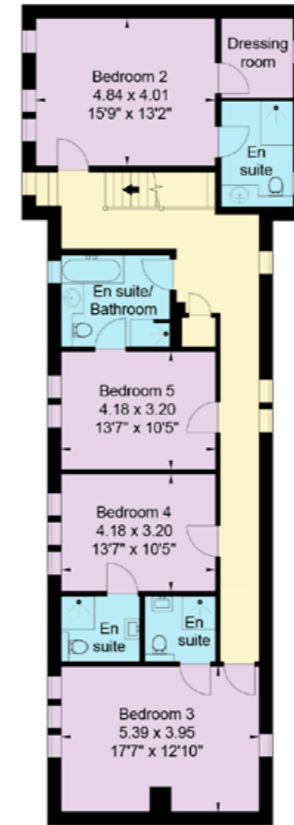
West Hill Manor Barn has been finished to an exceptional standard by the current owners, spanning almost 6,500 sqft of living space. At the centre of the barn is an impressive drawing room with a Clearview multi fuel wood burner, beautiful wooden floors and a built in bar area, which would lend itself to a fantastic party room once the Manor is constructed as it also benefits from a second kitchen.

The kitchen/family room is the hub of the house with dramatic westerly views, the hand-built kitchen is at one end with a substantial breakfast bar breaking the room up, seating for up to 10 people and sofas at the far end with a Jetmaster multi fuel wood burner on the back wall. The kitchen has doors out on to a wonderful, raised terrace looking out over the properties land and beyond. On the opposite side of the ground floor is the sitting room, office, gym and snug along with three WCs.

The master suite is on the ground floor benefiting from a vaulted ceiling, a private westerly terrace, dressing room and a bathroom. Upstairs there are four further bedrooms, all with en suites and one has a dressing room.



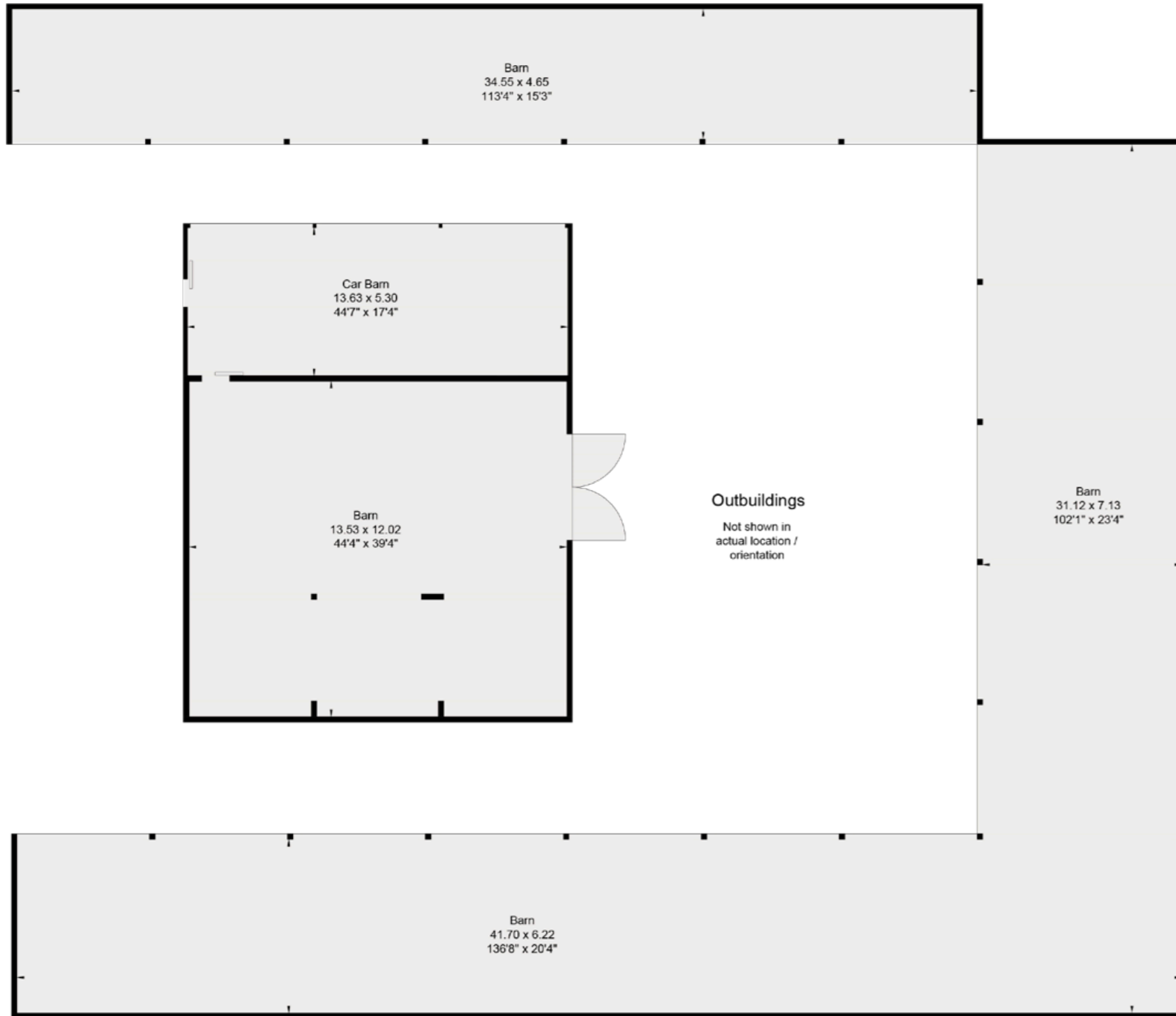
Approximate Gross Internal Floor Area
Existing House: 600 sq m / 6,459 sq ft



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Approximate Gross Internal Floor Area

Outbuildings: 869 sq m / 9,355 sq ft



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Outbuildings

Attached to West Hill Manor Barn is a large double car port and directly opposite there is a sizeable storage barn comprising three large garages with electric roller shutters doors (please see plan opposite), a further open plan barn area, ideal for equipment, further cars or to be converted into stables.

At the end of the back driveway is a range of barns which is currently utilised as a woodyard.



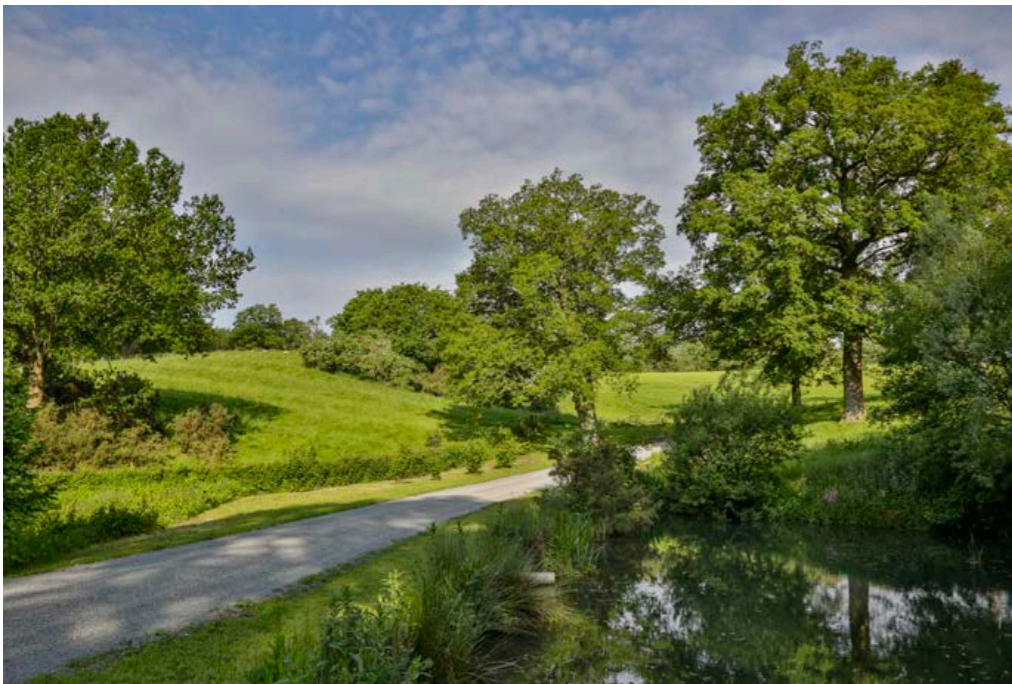
Garden and Grounds

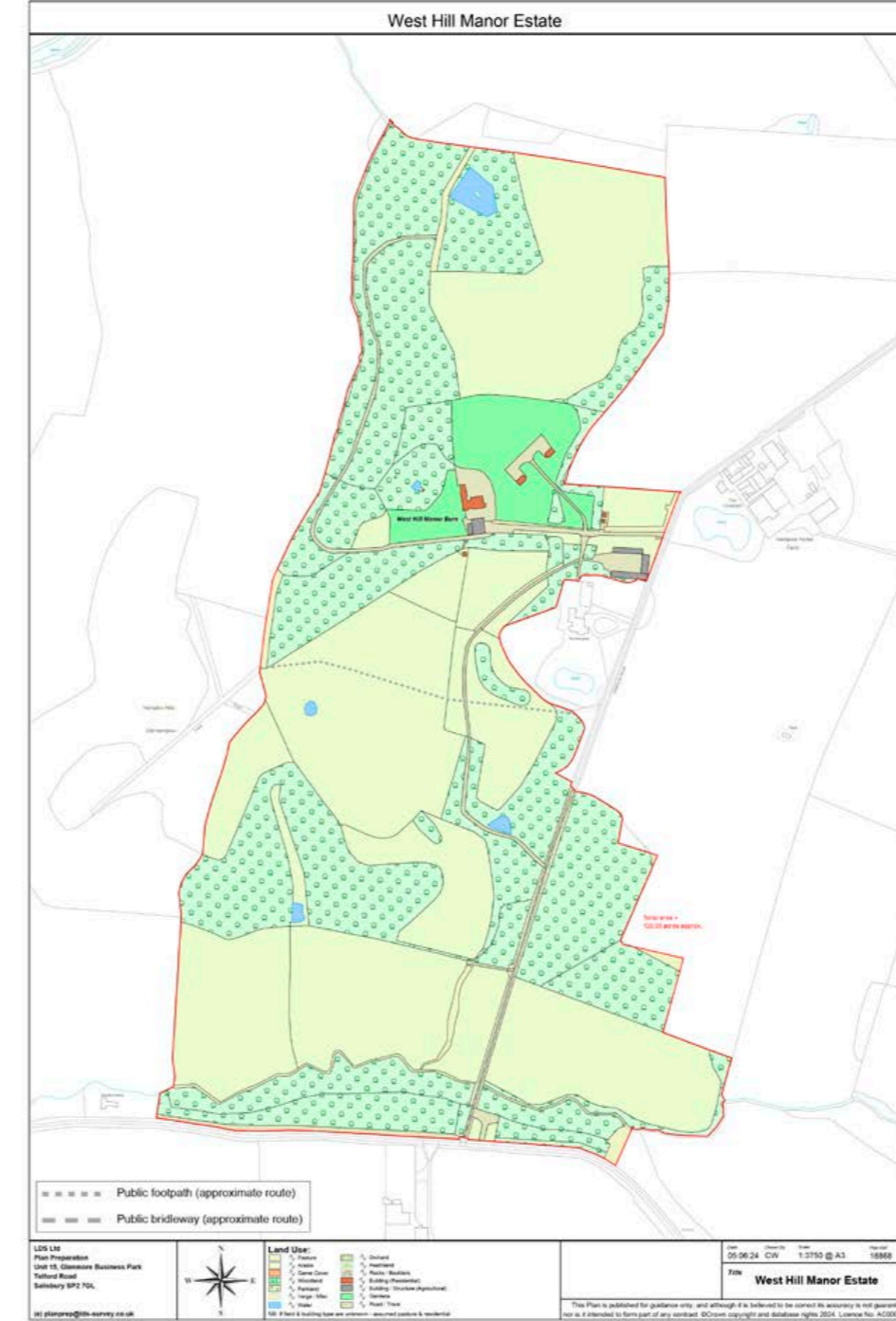
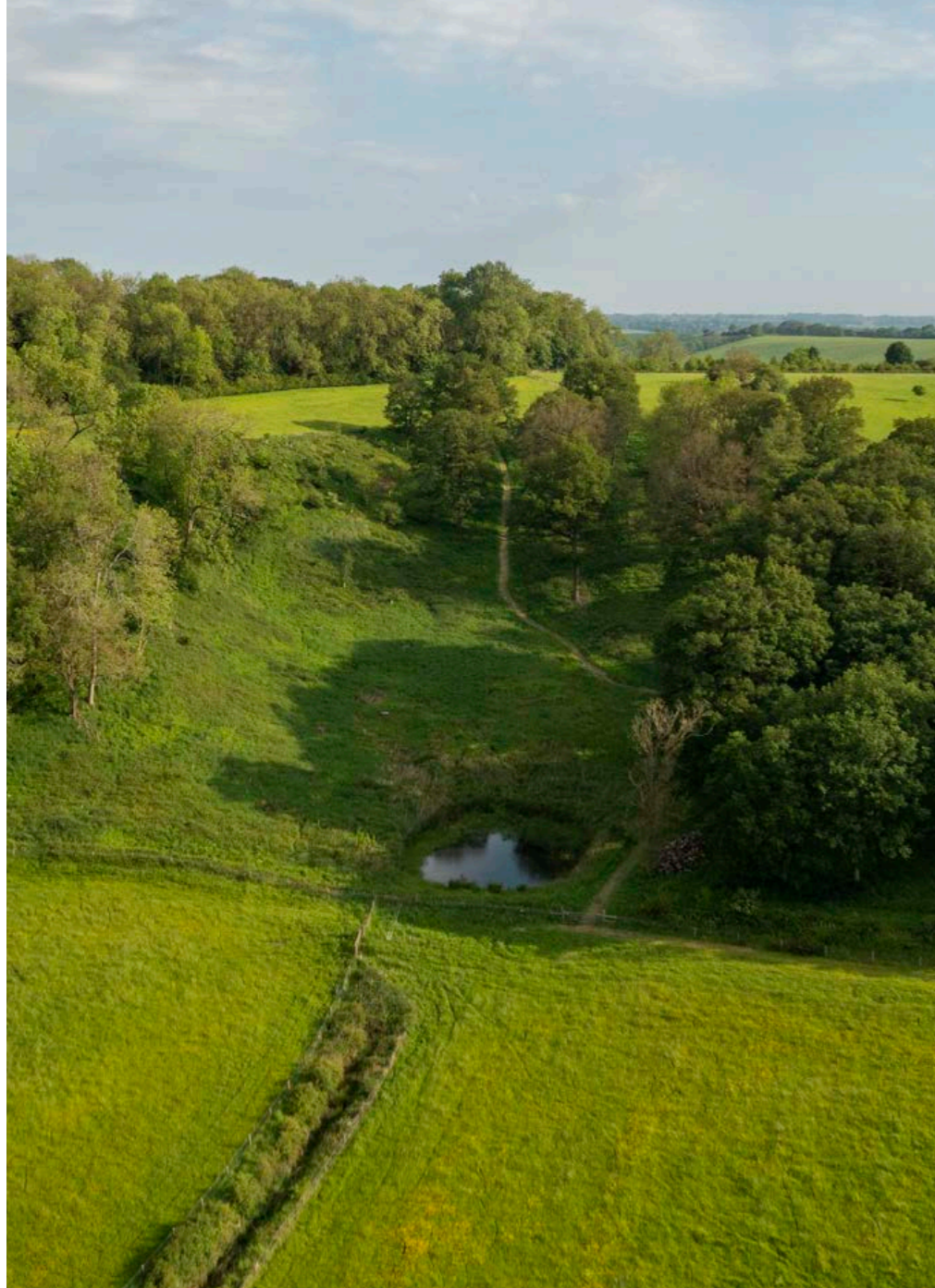
The garden around West Hill Manor Barn is mainly made up of substantial lawns that roll away down the hill to the woodland areas.

The estate grounds have been maintained immaculately with managed woodland, fenced parkland, access roads constructed and strategically planted spinneys and hedges to create a habitat for wildlife and wildflowers, the woodland floor are awash with bluebells and snowdrops at certain times of the year.

The private access roads have been designed to give you access to all parts of the estate and the grassland is currently grazed and topped by a local farmer.







Property Information

Tenure: Freehold.

Rights of Way and Footpaths: Please refer to land plan.

Local Authority: West Northampton Council

Council Tax Band: G

Energy Performance Certificate Rating:

West Hill Manor Barn – D

Flat 1 & 2 - E

Services:

West Hill Manor Barn:

Oil fired central heating with underfloor heating throughout and domestic hot water.

Three phase electrics.

Klargester sewage treatment plant serves all three present properties and will also serve the Manor House.

Private water source.

Full commercial smoke and fire alarm, 4G CCTV and alarm system.

Flat 1 & 2

LPG powered underfloor heating and domestic hot water.

Fibre available to the estate but present owners use Starlink satellite.

Private water source.

Postcode: NN6 6HG

What3Words: ///sorters.slyly.cooks

Viewings

All viewings must be made strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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