



**POTENTIAL BUILDING PLOT**

Initial conversations with Framptons Planning Consultants suggest the large area of land in front of the bungalow may be suitable for planning as the private road currently services four dwellings. Home Farm Lane owns the driveway from the main road which could prove beneficial when applying to add an extra dwelling.



**SERVICES**

Mains Gas, water and electricity. None of these have been tested.

**COUNCIL TAX**

West Northamptonshire Council - Band F

**HOW TO GET THERE**

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road through Queens Park Parade and proceed through the centre of Kingsthorpe leaving the town along Harborough Road North. At the roundabout junction with Vyse Road carry straight on signposted towards Brixworth. On approaching the village of Pitsford take the right hand turning into the High Street and then turn first right into Home Farm Lane, continue along the lane following the road to the left and continue straight on into Home Farm Cottage.

**PRICE INFORMATION**

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

**BUYERS ADMINISTRATION CHARGE**

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £3,600 (£3,000 plus VAT)

# Home Farm Cottage Home Farm Lane, Pitsford, Northampton, NN6 9NL



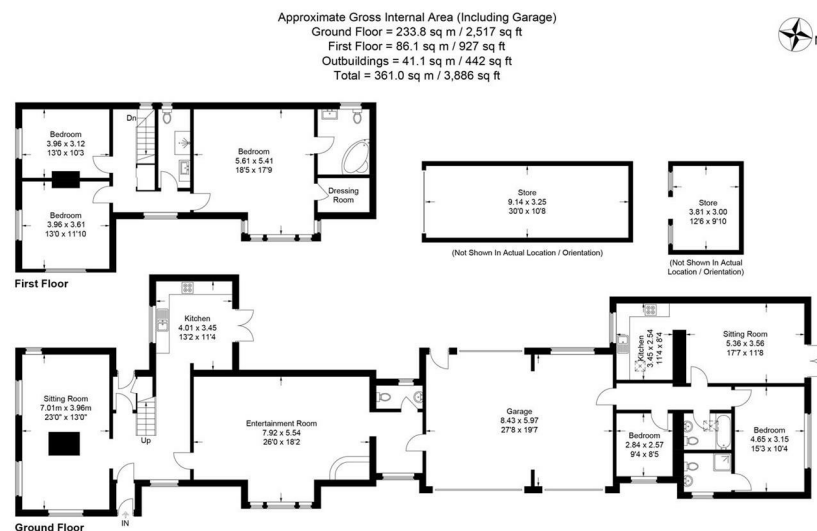
**For auction £675,000**

FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 11:00 am - SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £675,000 - £750,000

VIEWINGS BY APPOINTMENT ONLY: OPEN DAY THURSDAY 29TH AUGUST FROM 11:00AM TO 12:00PM

Manor Farm Cottage is an outstanding country property with huge development potential presenting a three-bedroom detached house, a two-bedroom linked bungalow and a potential building plot, The property is quietly located in the north Northamptonshire village of Pitsford. This stone and brick-built farmhouse offers three bedrooms, two bathrooms including an ensuite and dressing room to the master bedroom. There is a kitchen, lounge, and billiards room with bar and WC to the ground floor. A double garage links a completely self-contained two-bedroom bungalow with two bathrooms, a lounge and a kitchen. The total floor area extends to approximately 3,886 sq ft. The property comes to life outside with a fabulous garden extending just over one acre with a timber-framed outbuilding and various spaces for storage. The driveway is owned by this property as well as servicing four separate dwellings, this may prove useful when applying for planning permission to build a separate dwelling in the grounds. This property is mortgageable and may have a delayed completion for anyone wanting to obtain finance.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

11'01 x 10'03

Entered via a part glazed timber front door there are stairs rising to the first floor, a tiled floor and doors to:-

#### LOUNGE/DINER

22'11 x 12'11

Separated by a stone-clad fireplace in the centre of the room there are windows to each elevation and carpet fitted.



#### KITCHEN/BREAKFAST ROOM

13'04 x 11'05

Fitted with a range of floor and wall-mounted cabinets with composite worktops and tiled splashback. There is a window-to-the-side elevation and glazed patio doors to the patio. An integrated oven with electric hob and extractor over, there is space for appliances and tiled floor.



#### BILLIARDS ROOM/BAR

26'01 x 18'08

A fantastic entertaining space with carpet fitted and windows to the front elevation.



#### STUDY AREA

9'00 x 6'11

An area between the Billiards room and garage that used to accommodate a home office space. There is a window to the front and door to the garage:-

#### WC

6'10 x 3'02

Suite comprising WC and hand wash basin.

### FIRST FLOOR

#### BEDROOM ONE

18'02 x 17'09

Windows to the front elevation with space for a super-king-sized bed and doors to:-



#### DRESSING ROOM

7'11 x 5'00

#### ENSUITE

9'08 x 7'10

Suite comprising bath, WC and hand wash basin with a window to the rear.

#### BEDROOM TWO

12'11 x 11'07

Dual aspect windows to the front and side elevations with carpet fitted and space for a double bed.



#### BEDROOM THREE

12'11 x 10'06

A window to the side with space for a double bed.



#### SHOWER ROOM

11'06 x 4'11

The suite comprises a shower, WC, and hand wash basin. There is a window to the rear.

### BUNGALOW



#### LOUNGE

17'07 x 11'07

Entered via part glazed timber patio doors there is a velux to the ceiling, TV and telephone points connected and this room opens to:-



#### KITCHEN

11'00 x 8'04

Fitted with a range of floor and wall-mounted cabinets, an electric hob with extractor above and double oven below, an integrated stainless steel sink and drainer with tiled splashback and a window to the rear elevation.

#### HALLWAY

Door from the lounge to:-

#### BEDROOM ONE

15'01 x 10'04

A two-casement window to the front elevation with carpet fitted and access to fuse box and meter cupboard. A door leads to:-

#### ENSUITE

7'00 x 5'08

The suite is comprised of a shower cubicle, WC, and hand wash basin with a window to the side elevation.

#### BEDROOM TWO

9'03 x 8'05

A window to the side and space for double bed.

#### BATHROOM

7'00 x 5'08

Suite comprising WC, hand wash basin and bath with shower over.

### OUTSIDE

#### DOUBLE GARAGE

With two electric doors to the front elevation and a single roller door to the rear elevation, there are internal doors to the main house and bungalow.

#### OUTBUILDING

31'05 x 10'11

A timber framed outbuilding with power connected.

#### GARDENS

There are substantial gardens surrounding this property, mainly laid to lawn with patios to the rear and front. There is a small paved garden servicing the bungalow.



For further information on viewing call 01604 259773