



the Moulton School for which there is a school bus service. There is a country park and sailing club at Pitsford Reservoir and the Northampton County Golf Course is at Church Brampton. There are shops at Whitehills and a Waitrose Supermarket in Kingsthorpe.

COUNCIL TAX
West Northamptonshire Council - Band D

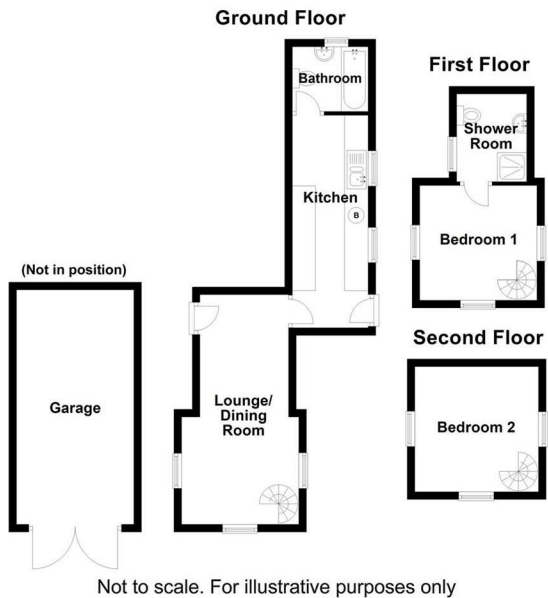
PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot 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 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 £1,200 (£1,000 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

HOW TO GET THERE
From Northampton town centre proceed in a northerly direction along the A508 Market Harborough Road passing through Queens Park and the centre of Kingsthorpe. Continue in a northerly direction through Whitehills and on leaving the town go straight on at the roundabout junction with Vyse Road following the signpost to Market Harborough. The entrance to Boughton Park stands on the right hand side after approximately half a mile and The Hawking Tower stands immediately to the right.

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The Hawking Tower Boughton Park, Boughton, Northampton, NN2 8SQ



For Auction - Guide £225,000 to £250,000

FOR SALE BY AUCTION ON WEDNESDAY 30TH APRIL 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £225,000 TO £250,000
VIEWING - BY APPOINTMENT ONLY - SATURDAY 19TH AND 26TH APRIL 10.00AM TO 10.45AM
This outstanding detached mid 18th Century period Hawking Tower provides a unique opportunity to refurbish an outstanding historic building which enjoys spectacular countryside views on the outskirts of Boughton Park. The two bedroomed interior includes a master bedroom with shower room ensuite together with living room, kitchen and bathroom and stands in lawned gardens together with a detached single garage and additional off road parking space. The property is offered with vacant possession having been let until February 2024 and offers significant potential to the creative buyer seeking that once in a life time purchase.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
www.auctionhouse.co.uk/northamptonshire

The Hawking Tower Boughton Park, Boughton, Northampton, NN2 8SQ

ACCOMMODATION

GROUND FLOOR

LOUNGE/DINING ROOM

20'0 x 10'0 maximum

Approached through a studded arch doorway from the eastern elevation this is a two part room with an exposed oak beam, the dining area leading to the lounge area where there are triple mullioned windows to three elevations and a spiral staircase rises to the upper floors.



KITCHEN

18'2 x 6'8

With fitted floor cabinets with laminated working surfaces and a twin bowl ceramic sink unit with mixer tap over there is a Beko gas cooker, quarry tiled floor and plumbing for automatic washing machine. A window and door open to the western elevation and an internal door leads to:-



BATHROOM

6'4 x 5'6

Comprising a white suite of panelled bath with mixer tap/shower

attachment over, pedestal wash basin and WC. There are ceramic tiled splash areas, a quarry tiled floor and a window to the rear elevation.

FIRST FLOOR

BEDROOM ONE

10'0 x 10'0

Approached by the spiral staircase which continues to the second floor, triple mullioned leaded light deep sill windows to three elevations and a ledged door leading to:-



SHOWER ROOM ENSUITE

6'6 x 5'7

This room has a vaulted ceiling and contains a ceramic tiled shower cubicle, pedestal wash basin and WC. There is a two casement window to the side elevation overlooking Boughton Park.



SECOND FLOOR

BEDROOM TWO

10'0 x 10'8 maximum

Again with windows to three elevations and enjoying

spectacular countryside views towards the Brampton Valley and also towards Boughton Park. There is a vanity wash basin with cupboard under and there is a fitted wardrobe.



OUTSIDE

The Hawking Tower stands adjacent to the gates to Boughton Park from the A508 Harborough Road and is approached by a flight of stone steps with a pathway leading to the side of the tower and giving access to the kitchen door. Beyond this there is a walled courtyard housing a brick built garden store and there is an external tap.

GARDENS

A flight of stone steps leads from the courtyard to the lawn which stretches away from the house on the south side bounded by post and rail fencing and backing onto Boughton Park. A short flight of steps leads to an upper level lawn where there is a stone ha ha and a bank leads to the roof terrace above the kitchen where there is a wrought iron balustrade. A false staircase leads to the frame of a sealed doorway to the tower. On the east side of the tower there is a paved terrace leading onto an area of lawn bounded by post and rail fencing and laurel hedge.

SINGLE GARAGE

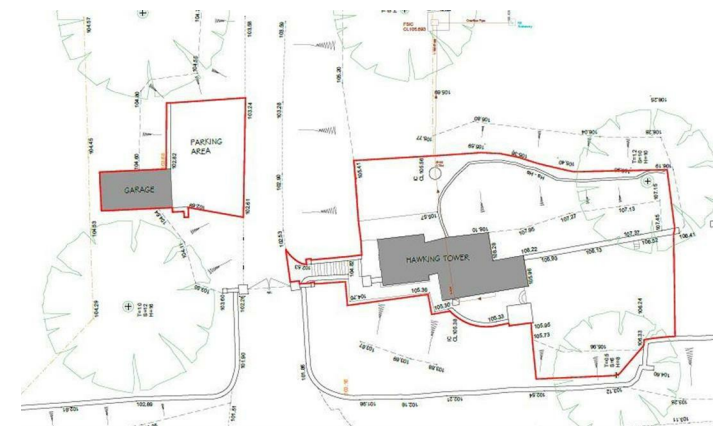
20'0 x 10'0

Constructed of brick with a flat roof cut into a grass bank, the garage is approached by a private tarmac parking bay where there is room for three vehicles parked side by side.



PLANNING

The property is Listed Grade II as a Building of Architectural or Historic Interest and the entry in the register of Listed Buildings states that this was a folly built by the Second Earl of Strafford and Wentworth and was mentioned in a letter from Horace Walpole dated 1756. Boughton Park stands within the village Conservation Area.



CONSTRUCTION

The property is constructed primarily of coarsed ironstone with Ashlar dressings and is arranged over three floors with a castellated roof with conical corner finials surmounted by a wrought iron weather vane. There are numerous gothic arched mullioned leaded light windows together with unusual four leaf clover shaped windows to the second floor elevations.

SERVICES

Main water, electricity are gas are connected. Drainage is to a private cesspool. Central heating is through radiators from an Ideal combination gas fired boiler.

LOCAL AMENITIES

Within the village of Boughton there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. There is a County Primary School, with secondary education at

For further information on viewing call 01604 259773