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Harlock House, 26 Church Street, Finedon, Northamptonshire NN9

£775,000 - Freehold

Harlock House, 26 Church Street, Finedon, Northamptonshire NN9 5NA

Harlock House is a spacious character grade II listed family property and originally dates from the early seventeenth century. The property offers spacious and versatile accommodation arranged over three floors and includes three separate reception rooms, 6 bedrooms and 3 bath/shower rooms.

The lovely mature gardens are a real feature of the house and there is also a swimming pool which would be ideal for regular exercise or recreation during the warmer spring and summer months. Rear vehicular access leads to a wide driveway with space to park at least three cars side-by-side and a large timber garage. The total plot size extends to approximately 0.46 acre (0.1875 acre).

The house offers lots of modern practicalities such as a well specified master bedroom suite and a large spacious fitted kitchen/breakfast room and blends these well with the numerous period features of the original building. There is gas radiator central heating with character column radiators to many rooms and the domestic hot water system is via a pressurised megaflow cylinder to ensure good pressure throughout the house.

Finedon is a historic small Northamptonshire town with good day to day amenities, shops and great road links. A regular rail service from Wellingborough has a journey time to London St Pancras of around 55 minutes.

This really is a house that must be seen as only a full viewing will allow you to appreciate just what this gorgeous house offers.



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The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hall

Panelled timber entrance door with glazed panel above. Flagstone floor, impressive wooden period staircase, column radiator and panelled doors off to:

Cloakroom/WC

White suite comprising WC and washbasin. Tiled walls, terrazzo tiled floor, column radiator and window to the side.

Sitting Room

15'0" x 15'0" (4.57m x 4.57m)

Fireplace, ceiling beam, column radiator, window looking to the front garden with shutters and further window looking over the main garden.

Dining Room

16'9" x 12'6" plus alcove (5.11m x 3.81m plus alcove)

Fireplace, arched alcove, ornate ceiling beam and matching ceiling cornice, column radiator, natural wood floor and two windows overlooking the front and rear gardens respectively. Both windows have shutters.

Family Room

24'5" max x 13'0" max

Inglenook fireplace with curved feature bressumer beam and log burner. Oak strip flooring, ceiling beam, two column radiators, storage cupboards and wide window giving views over the main garden.

Glazed Lobby

Oak flooring, double-glazed windows, double-glazed roof, stable-style door to the gardening and open access leading to the kitchen/breakfast room.

Kitchen/Breakfast Room

32'8" x 15'9" (9.96m x 4.80m)

A superb room with direct access into the garden either via French double doors or a stable style door. The room is naturally well lit having six dual aspect windows. There are ample fitted base kitchen units, wall cupboards, wall display cupboard, extensive work-surface areas and 1.5 bowl sink. Gas fired Aga range with attached electric companion oven with gas hob. Integrated dishwasher. Feature tiled floor. Door to utility/WC.

Utility Room/WC

8'11" x 8'6" (2.72m x 2.59m)

White WC and washbasin. Tiled floor, work-surface, plumbing for washing machine, fitted storage cupboards, exposed ceiling purlin, two dual aspect windows and door to the garden.

First Floor Landing

14'3" x 13'3" max (4.34m x 4.04m max)

A very spacious open landing which is large enough to be a room in itself. Two radiators, windows to side and rear, fitted shelving, staircase to second floor, under-stair cupboard, column radiator, doors to bedrooms 2 & 5, door to family bathroom and steps up to the rear landing that leads to bedroom 1.

Bedroom 2

15'0" x 15'3" (4.57m x 4.65m)

Ceiling beam, column radiator, built-in cupboard, oriel window overlooking the main garden and further window with window seat that looks over the front garden.

Bedroom 5

13'5" x 12'4" (4.09m x 3.76m)

Fireplace, picture rail and window with window seat that looks over the front garden.

Family Bathroom

13'2" max x 11'8" max 8'2" min (4.01m max x 3.56m max 2.49m min)

A large bathroom with bath, shower, vanity washbasin and WC. Fitted bathroom storage, towel radiator, ceiling beam, timber floor, part tiled walls and window overlooking the garden.

Rear Landing

Window to the side and door to the main bedroom suite.

Bedroom 1

15'7" x 12'8" (4.75m x 3.86m)

Wood faced floor, three dual aspect windows and column radiator. Entrance to the bedroom is via the dressing area.

Dressing Area

8'5" x 8'4" (2.57m x 2.54m)

Fitted wardrobes and door to en suite.

En Suite Shower Room

With shower, WC and vanity washbasin. Fitted storage, wood faced flooring, towel radiator, fully tiled walls and window overlooking the main garden.

Bedroom 6

12'4" max x 10'8" max (3.76m max x 3.25m max)

Column radiator and window overlooking the main garden.

Second Floor Landing

Doors to bedroom 3 and shower room. Open access to bedroom 4.

Bedroom 3

15'9" x 15'0" (4.80m x 4.57m)

Double radiator, exposed purling beam, loft hatch and window looking to Church Street with window seat.

Bedroom 4

16'11" max x 10'0" max (5.16m max x 3.05m max)

Exposed ceiling timber, radiator and window to the rear.

Shower Room

Suite comprising shower, pedestal washbasin and WC. Period timber floor, exposed ceiling timber and purlin beam, walk-in cupboard with radiator for

clothes drying/airing, further cupboard housing the Baxi Megaflow gas boiler and Heatrae Sadia Megaflow pressurised hot water cylinder. Dormer window overlooking the main garden.

Gardens

The total plot size extends to about 0.46 acre (0.1875 hectare). Access to the house from Church Street is via a path that leads to the front door. Vehicular access is from the rear from Avenue Close. The main gardens are very well stocked and are laid out with lawn, flower beds, borders and mature trees. There is an unheated swimming pool which is ideal for exercise and recreation during the warmer spring and summer months.

Garage

30'0" overall x 17'8" (9.14m overall x 5.38m)

The garage is timber framed and is currently divided with a partition wall which we have disregarded when measuring as this could easily be removed.

Parking

A block paved driveway has space for at least three cars to park side by side. This driveway gives direct access to the garage.

Energy Performance Certificate

The property is Grade II listed and is therefore exempt from requiring an Energy Performance Certificate (EPC).

Council Tax Band

North Northamptonshire Council. Council Tax Band G

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.





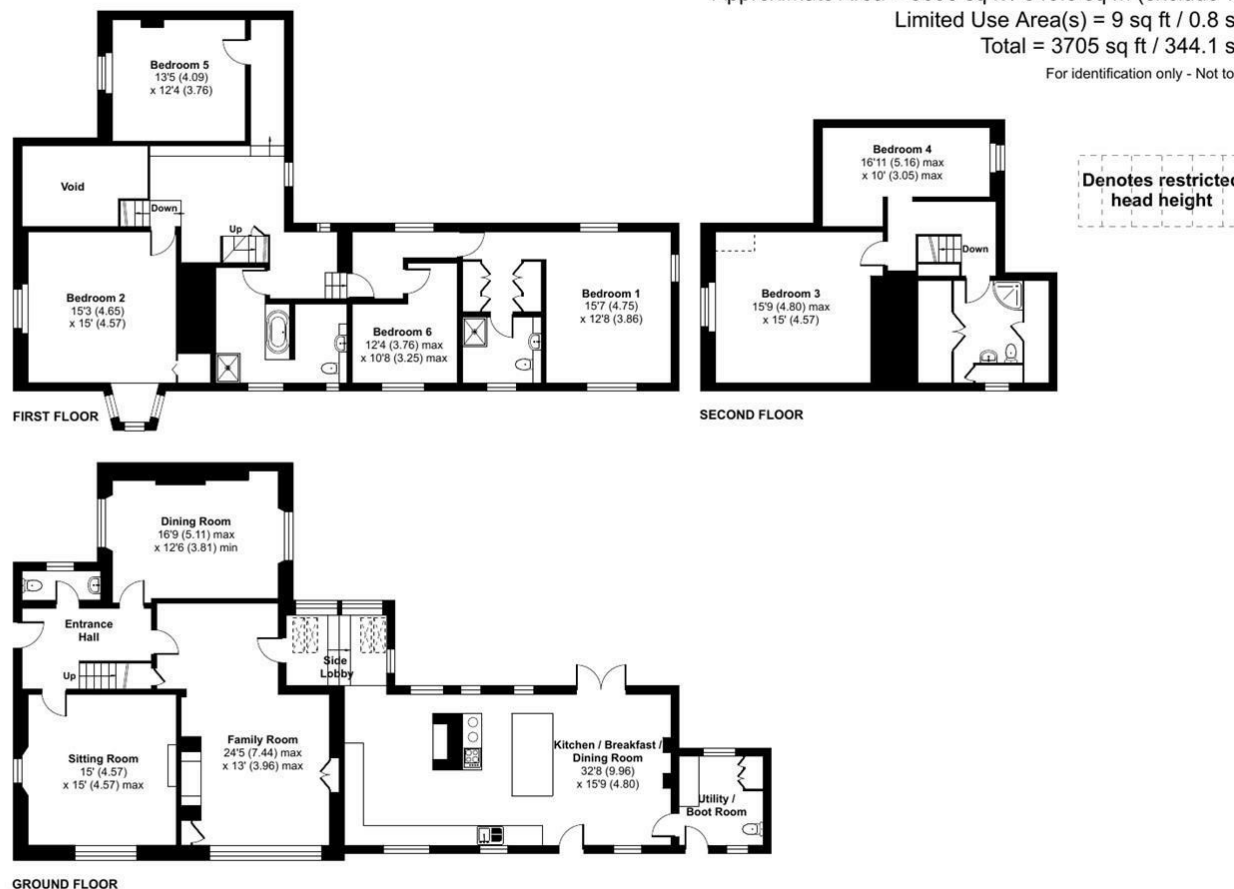
Church Street, Finedon, Wellingborough, NN9

Approximate Area = 3696 sq ft / 343.3 sq m (exclude void)

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 3705 sq ft / 344.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2025. Produced for Harwoods. REF: 1288325

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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