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“White Hart House”



White Hart House
Lower Street
Desborough
NN14 2NP



“White Hart House”

Dating back to 1685 and formerly the vicarage, White Hart House is a stunning iron-stone-built grand residence situated in the very heart of Desborough boasting an abundance of living space across three floors, seven bedrooms, four bathrooms, three reception rooms, outbuildings and a beautiful garden with a picture perfect view of the church!





Property Highlights

The original part of the property was constructed in 1685 in Northamptonshire ironstone as the vicarage for the nearby church and extended during the Victorian Era. The property boasts a wealth of period features and charm with its open fireplaces, high ceilings, stone mullion sash windows, six panelled Victorian doors, ceiling roses, coved cornicing, inset panelled door frames and deep skirting boards.

With the stunning and sizeable back garden and with its ironstone grand feel, the property gives a taste of the country life but within a town centre location.

Entrance through the period front door with a semi-circular glass panel above leading into the inviting Entrance Hall with cherry oak parquet flooring, a sash window to the side elevation with a drop-down shutter, access to a sizeable cloakroom and stairs rise to the First Floor.

To the right of the hall is a grand living room, also with the potential to be used as a dining room. This beautifully appointed room is part of the Victorian era extension, noticeable with its high ceilings with coved cornicing and a stunning ceiling rose, feature fireplace with decorative tiled hearth and marble surround, and double bay sash windows to the front elevation with original shutters.

To the left of the Hall is a well-proportioned Snug with a stunning large feature fireplace boasting a log burner, a stone surround and hearth, a neutral decor, double bay sash windows to the front elevation with shutters and a storage unit built into an alcove.

Playroom leading off the living room offering a flexible layout, with a bay fronted sash window, original shutters and a part timber and part glass panelled door leads through to an inner hall.

Second reception room/study of a good size currently used as a home office with a dual aspect, original timber framed windows injecting natural light and a tasteful decor.



Property Highlights

Boiler room leading off the entrance hall housing the Worcester boiler and a hatch opens to reveal concrete steps leading down to the wine cellar offering the perfect space for the wine aficionados.

Charming kitchen/breakfast Room with high quality timber effect Karndean flooring, ample space for a central table and chairs, recessed fitted pantry cupboards and a beautiful bay window overlooking the courtyard garden.

The country style kitchen comprises a host of eye and base level solid timber units, solid oak work surfaces, a stainless steel one and a half bowl sink and a Rangemaster cooker recessed into an attractively tiled inglenook, (cooker available by separate negotiation), an integrated dishwasher and space for a fridge/freezer.

Guest WC leading off the inner hall with laminate flooring, attractive timber panelling to dado height, a feature wallpaper and a two-piece suite to include a low level WC and a pedestal wash hand basin.

Steps lead down from the kitchen to a covered walkway with stone tiled flooring, the original ironstone wall to the right-hand side, timber bi-folding doors opening out to the patio, a double-glazed glass roof and a door through to the utility room.

Utility room featuring a fantastic, vaulted ceiling, vinyl flooring, shaker style fitted units, roll top work surfaces, a Belfast sink, a freestanding electric cooker, and space for two appliances.

Steps lead up from the utility room to a room currently used for storage with exposed original timber beams, a window to the rear elevation and offering the potential to be used as a study or studio.

The first-floor landing splits into two with bedrooms and bathrooms on either side, and stairs flow up to the second floor from the right hand side.



Property Highlights

Well-proportioned main bedroom creating a grand feel with double sash windows to the front elevation, decorative solid timber moulding to the walls, an original fireplace and high ceilings with an ornate ceiling rose.

Double doors open up and steps lead down to the ensuite shower room with attractive laminate flooring, two sky light windows and comprising a white three piece to include a low-level WC, a pedestal wash hand basin and a fully tiled shower enclosure with fitted shower over.

Second bedroom featuring a host of wardrobes spanning the depth of the room offering ample storage space and boasting an ensuite shower room. the ensuite comprises laminate flooring, ceramic tiled walls to dado height and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a double width shower enclosure.

Bedroom three of a generous size with double sash windows to the front elevation flooding the room with natural light, an original feature fireplace and ample fitted wardrobes.

To the right-hand side of the first-floor landing is a library area or additional study area with a skylight window, access to the fourth bedroom and family bathroom.

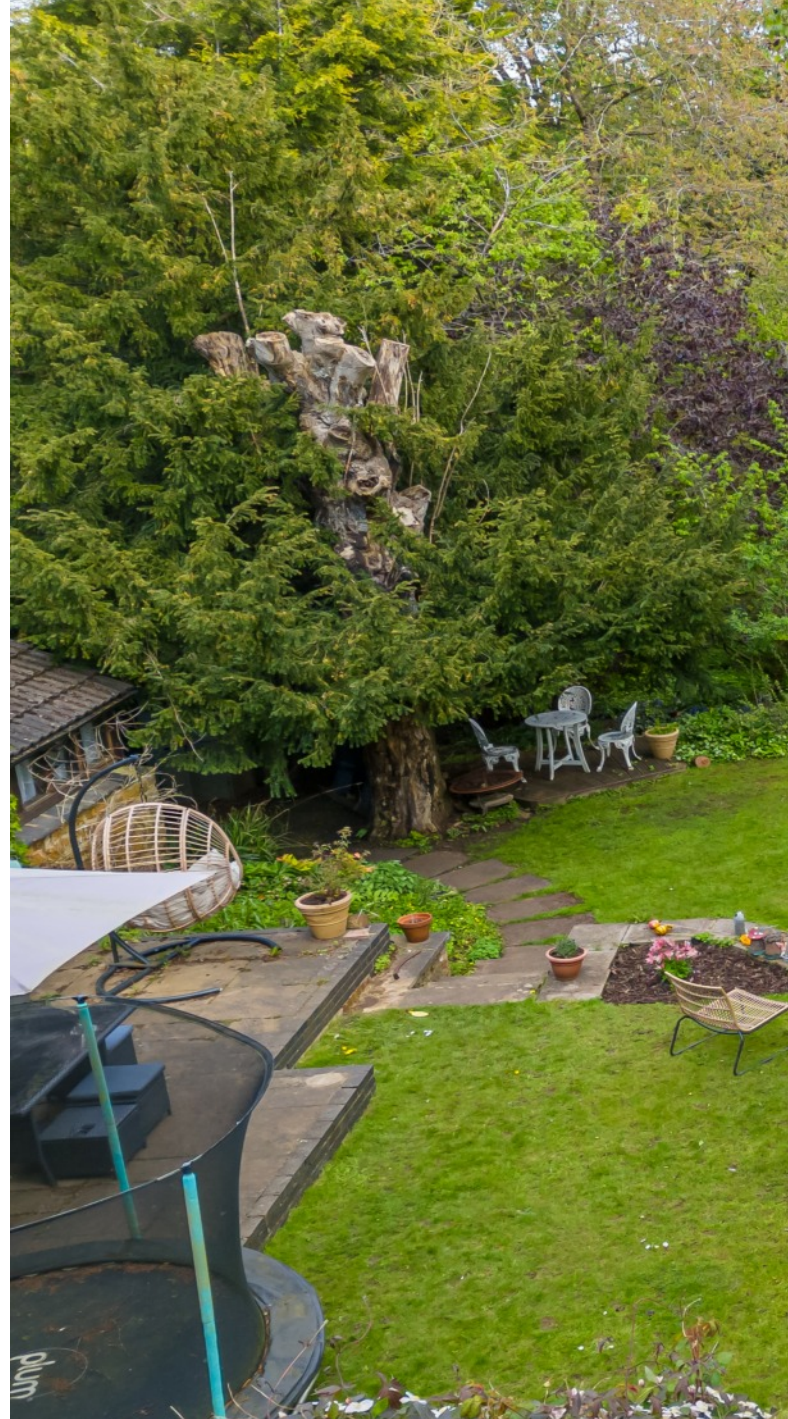
Fourth bedroom with dual aspect sash windows and fitted wardrobes.

Family bathroom with attractive laminate flooring, a chrome heated towel rail and a white four-piece suite to include a cast iron tile enclosed bath, a separate shower enclosure with shower over, a low-level WC and pedestal wash hand basin.

Second floor landing with a window to the front elevation and a truly impressive, solid glass panelled floor offers a glimpse of the first floor below.

The second floor is also on a split level and comprises three bedrooms, all being double in size featuring raked ceilings and skylight windows. the fifth bedroom is currently used as an additional living room, making this top floor an ideal annexe or perfect for multi-generation living.

Shower room comprising a skylight window, a heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower with shower over.

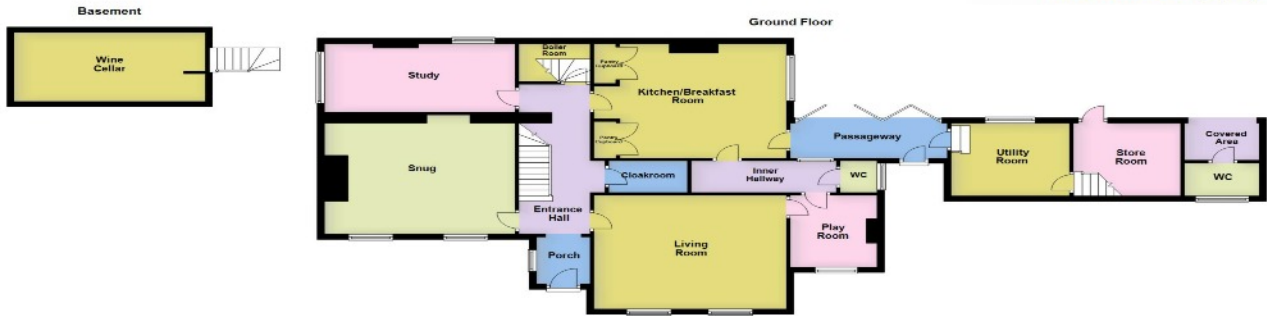




Outside

The property is approached by a sweeping driveway leading up to the stunning three storey Northamptonshire Ironstone frontage creating an air of wonderment and a grand feel. A gravelled driveway provides off road parking for upto eight cars and spring bulb planted borders sit underneath the original sash windows.

The extensive rear garden is a true gardener's paradise and must be seen to appreciate its stunning setting. The garden is split into a variety of sections with two lawn areas separated by a low-level stone wall and steps with a variety of wrap around borders stocked with bedding plants, mature shrubbery, perennials and mature trees. A raised decking area is perfectly positioned for the late afternoon sun and from here you can look back at the stunning property and admire the view of the church. To the left-hand side is a south facing stone patio providing the ideal entertaining space. Stone steps lead down to a further well-kept lawn area flanked on all sides with a variety of mature plantings, trees, and shrubbery. Spring bulbs are in an abundance here with snow drops in late winter and daffodils and bluebells providing beautiful colour in the spring. To the rear of the garden features a generous vegetable path, woodland area and a woodland path meanders around the boundary and flows up to a generous storage shed and the rear patio leading from kitchen. The rear patio is east facing offering the perfect place to sit and have a cup of coffee in the morning sun. A generous storage area and an outdoor WC with a butler sink leads off the patio, ideal if you have a large group of family and friends' round for a BBQ.



Living Room -

5.28m x 4.29m (17'4" x 14'1")

Snug -

5.16m x 4.19m (16'11" x 13'9")

Study -

5.23m x 2.59m (17'2" x 8'6")

Play Room -

2.72m x 2.39m (8'11" x 7'10")

Wine Cellar -

5.46m x 2.62m (17'11" x 8'7")

Kitchen/Breakfast Room -

4.55m x 4.32m (14'11" x 14'2")

Utility Room -

2.69m x 2.74m (8'10" x 9'0")

Store Room -

2.95m x 2.72m (9'8" x 8'11")

Store Loft Room -

2.82m x 2.72m (9'3" x 8'11")

Main Bedroom -

5.28m x 4.6m (17'4" x 15'1")

Ensuite -

4.42m x 1.83m (14'6" x 6'0")

Bedroom Two -

4.72m x 2.77m (15'6" x 9'1")

Ensuite -

2.77m x 2.26m (9'1" x 7'5")

Bedroom Three -

5m x 4.24m (16'5" x 13'11")

Bedroom Four -

5.18m x 2.59m (17'0" x 8'6")

Bathroom -

2.92m x 2.64m (9'7" x 8'8")

Bedroom Five -

4.29m x 4.14m (14'1" x 13'7")

Bedroom Six -

4.17m x 3.2m (13'8" x 10'6")

Bedroom Seven -

2.36m x 1.78m (7'9" x 5'10")

Shower Room -

2.36m x 1.78m (7'9" x 5'10")

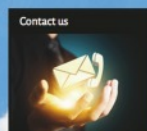
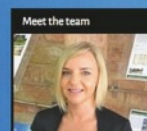


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