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ESTATE AGENTS



“Farlow House”



11 High Street  
Welford  
NN6 6HT



## “Farlow House”

Farlow House is a handsome, three storey Grade II listed family home with 6/7 bedrooms, a host of character with a wealth of period features, extensive proportions with over 3500sqft of accommodation, and a truly impressive rear garden with outbuildings and rolling countryside views!





## Property Highlights

Situated in the heart of Welford within walking distance of the local amenities to include a village shop, petrol station, two pubs, a school, church and public house. The village provides easy access to both Northampton and Leicester with the smaller towns of Market Harborough and Rugby being nearby. Mainline railway stations can be found in Long Buckby and Market Harborough, and both the M6 and M1 can be accessed within approximately 6 miles.

Charming entrance hall with flag stone tiled flooring, a traditional radiator and ample space for furniture. A generous arch provides access to the elegant and ornate staircase that sweeps up to the first floor landing with a large arched window flooding the hallway with natural light.

Guest WC featuring an attractive patterned, stone tiled floor, a traditional radiator and a two piece suite to include a low level WC and a stone basin set on a vanity unit.

Beautifully appointed sitting room offering a gorgeous setting with a stunning, full height bay window overlooking the garden, the rolling countryside beyond and a feature sash window to the front elevation with wooden shutters. This magnificent room features wide timber flooring, a log burner stove with stone surround, hearth and mantle, deep skirting boards and a picture rail.

Second reception room/drawing room with flag stone tiled flooring, a generous sash window with wooden shutters and a large log burner with beautiful recessed cabinetry.

Country style, bespoke fitted kitchen with continued flag stone flooring, a central island with breakfast bar, a serving hatch into the second reception room, and access into the dining room. The kitchen comprises a range of solid wood eye and base level units, an oak and granite worktop combined with tongue and groove panelled splashbacks, and a double butler sink with draining grooves either side. There is also a fantastic AGA, a pantry cupboard and space for dishwasher.



## Property Highlights

Formal dining room with continued flag stone tiled flooring, recessed storage and stairs lead down to the cellar. The cellar benefits from two chambers, brick exposed curved ceilings and offers excellent storage or the potential for further conversion.

The ornate curved staircase beautifully rises to the first floor landing with a continued curved wall, deep set moulded coving and a feature arched window overlooking the delightful rear garden and countryside beyond. The first floor landing is truly stunning with its deep skirting boards, exposed floorboards, picture rail and a charming split level provides access to four out of the potential seven bedrooms.

Four double bedrooms all located on the first floor with a tasteful decor, sash windows and high ceilings with deep moulded coving.

The main bedroom features a cast iron fireplace and an impressive raised level with elevated views to the rear aspect and countryside beyond.

Bedroom two offers the ideal guest suite with an outlook of the garden and views beyond, recessed storage into the alcoves and an en suite shower room. The en suite has been finished to an exceptionally high standard with a contemporary touch featuring floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a double width shower, a low level WC and a vanity enclosed wash hand basin with LED mist mirror above.



## Property Highlights

Bedroom three is also of a generous size and has been used as the main bedroom by the current owners with the convenience of having a connecting door providing access into bedroom five, ideal for a younger child to be situated in close by. This beautifully appointed space also features a sash window and a period fireplace with marble surround and mantle.

Bedroom five is in excellent decorative order with stairs that rise up to the second floor and stairs that also lead down to the ground floor dining room.

Luxury family bathroom with floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a free standing steel roll top bath, a vanity enclosed wash hand basin and a low level WC.

Stairs rise up from bedroom five to the second floor landing which boasts a generous open office space or a potential seventh bedroom if required. This beautiful open space features wide, exposed timber floorboards, a well-presented decor, a sash window and a skylight window injecting an abundance of natural light.

The naturally light landing with sash window and raked ceilings provide access to two further bedrooms, a library area and a shower room. Both bedrooms boast exposed timber floorboards, part raked ceilings and a neutral decor. The library room offers the perfect spot with a sash window whilst also offering a potential dressing area for bedroom four with access to the modern shower room.

The shower room for the top floor features pattern tiled flooring, a chrome heated towel rail and a three piece suite to include a fully tiled and enclosed, double shower with rainwater shower head over, a low level WC and a pedestal wash hand basin.

Utility room situated in the brick built outbuilding with access to the boiler and space for a washing machine and tumble dryer.

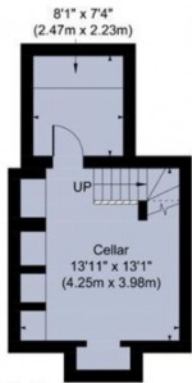




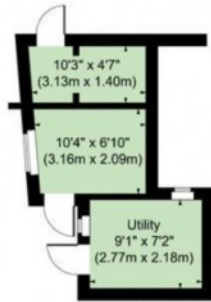
## Outside

Situated in the sought after village of Welford, the property sits proudly on the high street with an attractive Georgian frontage featuring gorgeous sash windows and red brick period wall.

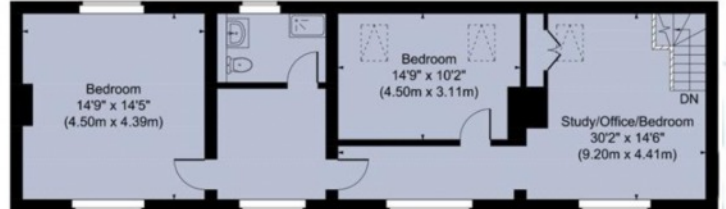
The magnificent rear garden is sure to impress with its extensive grounds set on a wrap around plot with countryside views flowing from the rear boundary. The established rear garden has been beautifully maintained and boasts a variety of sections with a charming red brick wall partly enclosing the property offering a wealth of character. The main section of the garden is laid to lawn with well stocked planted borders, mature shrubbery, manicured hedgerows and trees to either side with a low level picket fence to the rear, allowing you to enjoy the breath taking countryside views. To the side of the property is a generous paved patio area, perfect for seating and entertaining. The garden extends to the further side elevation with an additional, hidden lawn area, a cobbled pathway leading towards and a further orchard featuring apple trees, allotment area and access to a timber shed. The brick outbuilding not only comprises a utility room but also two further stores and a bin store.



Cellar



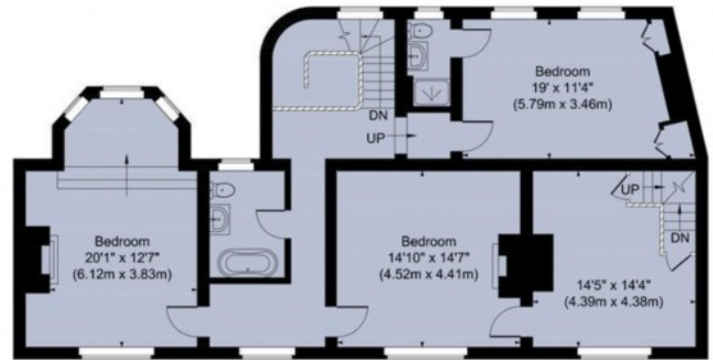
Outbuilding



Second Floor



Ground Floor



First Floor

**Measurements**

**Entrance Hall**  
8.05m x 2.84m (26'5" x 9'4") max

**Living Room**  
6.05m x 4.24m (19'10" x 13'11") into bay

**Second Reception Room**  
4.5m x 4.37m (14'9" x 14'4")

**Dining Room**  
4.39m x 4.37m (14'5" x 14'4") max

**Kitchen**  
5.44m x 3.45m (17'10" x 11'4") max

**Rear Porch**  
3.43m x 1.4m (11'3" x 4'7")

**Main Bedroom**  
6.12m x 4.24m (20'1" x 13'11") into bay

**Bedroom Two**  
5.79m x 3.45m (19'0" x 11'4") max

**Bedroom Three**  
4.52m x 4.42m (14'10" x 14'6")

**Bedroom Four**  
4.39m x 4.27m (14'5" x 14'0")

**Bedroom Five**  
4.39m x 4.37m (14'5" x 14'4")

**Bedroom Six**  
4.5m x 3.1m (14'9" x 10'2")

**Bedroom Seven**  
4.44m x 4.37m (14'7" x 14'4")

**Library**  
2.87m x 2.49m (9'5" x 8'2")

**First Floor Bathroom**  
2.62m x 2.11m (8'7" x 6'11")

**Second Floor Shower Room**  
2.87m x 1.68m (9'5" x 5'6")



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