

Upper Harlestone

Broom Bank, Upper Harlestone, Northampton, NN7

David Cosby
Estate Agents


DAVID COSBY
ESTATE AGENTS

Broom Bank

Upper Harlestone, Northampton, NN7

Total GIA Floor Area | Approx. 66 sqm (710 sqft)

Features

- Substantial stone-built village residence with traditional character
- Highly desirable Upper Harlestone village location
- Generous plot extending to approximately 0.55 acres
- Spacious and versatile family accommodation
- Kitchen/breakfast room opening onto a paved garden terrace
- Beautifully landscaped formal gardens with mature trees
- Outdoor swimming pool with paved terrace
- Substantial pool house with entertaining area
- Extensive secluded rear lawn with timber summerhouse
- Substantial brick-built garage and ample off-road parking

Description

Broom Bank is an attractive and substantial stone-built village residence, occupying a generous plot of approximately 0.55 acres in the picturesque Northamptonshire village of Upper Harlestone. Combining traditional architectural character with versatile family accommodation, the property enjoys a delightful setting amongst mature gardens and established trees, with the surrounding countryside contributing to its rural appeal.

The house presents an attractive combination of period features and later additions, with distinctive gabled elevations, natural stonework and mature climbing wisteria. The accommodation is complemented by a spacious kitchen/breakfast room, which opens directly onto a paved terrace overlooking the landscaped gardens.

Outside, the grounds are a particular feature of the property, incorporating formal lawns and a series of attractive seating areas. A substantial pool house provides additional entertaining space, with a fitted bar, shower and changing facilities, and opens onto a paved terrace surrounding the outdoor swimming pool. Beyond this, an extensive lawned garden offers excellent space for family recreation.

The property also benefits from two separate vehicular access arrangements, off-road parking and a substantial brick-built garage forming part of a traditional range of outbuildings.

An attractive and substantial village residence set within approximately 0.5 acres of landscaped gardens, featuring spacious accommodation, an outdoor swimming pool with poolside pavilion and a garage



The Property

Entrance Hall
Approached through a timber entrance door with decorative glazed panels, the entrance hall features natural stone flooring, exposed stonework and timber ceiling beams. A timber staircase rises to the first-floor accommodation, with doors providing access to the principal ground-floor rooms.

Sitting Room
A characterful reception room featuring exposed ceiling beams, natural stone flooring and a recessed wood-burning stove set within a stone fireplace with raised hearth. Fitted bookshelves with cupboards beneath flank the chimney breast, while a leaded light window overlooks the front garden. A glazed understairs cupboard provides additional storage.

Dining Area
A spacious dining space featuring exposed timber ceiling beams and natural stone flooring, with a large leaded light window incorporating a deep sill and internal shutters overlooking the front garden. A built-in cupboard provides useful additional storage, while a wide opening leads directly into the adjoining kitchen/breakfast room, creating a generous open-plan dining and kitchen arrangement.

Kitchen/Breakfast Room
An impressive open-plan kitchen/breakfast room featuring a vaulted ceiling with exposed timber trusses and beams, recessed lighting and natural stone flooring. The kitchen is fitted with an extensive range of painted shaker-style wall and base cabinets, complemented by light-coloured worktops and a substantial central island incorporating additional storage, breakfast seating and an integrated wine cooler. Further features include a range-style cooker set within a decorative surround, an inset sink with mixer tap and a large American-style fridge/freezer. A series of glazed doors and windows provides excellent natural light and opens onto the adjoining garden courtyard, while a wide opening connects directly with the dining room.

Family Room
A substantial and versatile family room featuring exposed timber ceiling beams, recessed lighting and a brick fireplace with timber mantel and inset wood-burning stove. The room incorporates a comfortable seating area and an adjoining section with extensive fitted cupboards and drawers, providing useful storage.









DAVID COSBY
ESTATE AGENTS


Digitally Defurnished – for illustrative purposes only
DAVID COSBY
ESTATE AGENTS

The Property

Study
A useful ground-floor study featuring a leaded light window overlooking the gardens. Fitted cupboards provide useful storage.

Ground Floor WC
Fitted with a contemporary wall-hung WC with concealed cistern and a wall-mounted wash hand basin with traditional-style taps. The room features tiled flooring and a small leaded light window.

First Floor Landing
A long landing with timber flooring and a traditional staircase with timber handrail and painted balustrade.

Bedroom One
A well-proportioned double bedroom featuring a leaded light window with deep sill and fitted storage cupboards beneath, overlooking the gardens.

En-Suite Shower Room
Fitted with a glazed shower enclosure, low-level WC with timber seat and a wall-mounted wash hand basin with traditional-style taps.

Bedroom Two
A spacious double bedroom featuring a partially sloping ceiling, carpeted flooring and a decorative ceiling rose with pendant lighting. A leaded light window with deep sill overlooks the gardens, while a further window provides additional natural light. A range of fitted wardrobes provides useful storage.

Bedroom Three
A generously proportioned double bedroom featuring a partially sloping ceiling, carpeted flooring and a leaded light window with deep sill overlooking the gardens.

Family Bathroom
A spacious family bathroom fitted with a traditional freestanding roll-top bath with decorative claw feet and chrome mixer taps with shower attachment, a separate glazed corner shower enclosure, low-level WC with high-level cistern and a wash hand basin set within a fitted vanity unit with granite-effect worktop and storage cupboards beneath. Partially tiled walls, tiled flooring and a raised timber platform beneath the bath. A leaded light window with internal shutters provides natural light and overlooks the gardens.








Digitally Defurnished – for illustrative purposes only
DAVID COSBY
ESTATE AGENTS

Swimming Pool and Pavillion

An impressive, detached pool house constructed in natural stone beneath a pitched slate roof, featuring a vaulted ceiling with exposed timber trusses and beams. The spacious open-plan accommodation provides a versatile entertaining and relaxation area, with tiled flooring, a striking contemporary open fireplace and extensive glazing, including full-height glazed doors opening directly onto the swimming pool terrace.

A fitted bar/kitchenette incorporates granite work surfaces, a stainless steel sink with mixer tap, fitted cupboards, open shelving and an under-counter refrigerator. There is ample space for dining and informal seating, together with a wall-mounted television and radiators.

Additional facilities include a changing and shower room with tiled flooring, heated towel rails and fitted storage cupboards, a separate WC with wash hand basin, and a dedicated plant room housing the swimming pool equipment and associated services.

Immediately adjoining the pool house is an outdoor swimming pool with a retractable cover, surrounded by an extensive paved terrace providing generous space for outdoor seating, dining and entertaining. The pool area is enclosed by attractive brick and rendered boundary walls, complemented by established climbing plants, decorative planters and mature trees, creating a particularly private and sheltered setting.

Together, the pool house and swimming pool provide an excellent leisure and entertaining facility, ideal for both family enjoyment and social gatherings.



Thinking of Selling or Letting?

Our experienced team of Chartered Surveyors and Estate Agents can provide a no-obligation market appraisal and practical advice on the best way to sell or let your property.

With detailed local market knowledge, professional photography, floor plans, targeted online marketing and an experienced sales and lettings team, we will help your property stand out and attract suitable buyers or tenants. From initial appraisal and marketing through to sales progression, tenant referencing and ongoing property management, our team can provide a professional and personal service tailored to your circumstances.






Digitally Defurnished – for illustrative purposes only
DAVID COSBY
ESTATE AGENTS

Grounds

Entrance, Driveways and Parking
Broom Bank benefits from two separate vehicular access arrangements. To the left-hand side of the property, a private gravelled driveway is approached through white timber double gates, providing off-road parking and access to the courtyard garden. TTo the right-hand side, a separate shared gravelled driveway runs alongside the property, providing access to the garage situated towards the rear.

Garage
Forming part of an attractive range of traditional outbuildings, the garage provides useful, enclosed parking and storage space. An adjoining gravelled and paved forecourt provides additional off-road parking and manoeuvring space.

Terrace and Formal Gardens
Immediately adjoining the kitchen/breakfast room is a spacious paved terrace, providing an attractive setting for outdoor seating, dining and entertaining, with direct access through glazed French doors.

The terrace is enclosed by low, curved natural stone walls and overlooks a beautifully established formal garden, arranged around a central lawn with gently curving pathways, raised planting beds and carefully maintained ornamental shrubs.

A series of steps and pathways connects the different garden levels, creating an attractive and varied landscape with numerous places to sit and enjoy the surroundings.

Rear Garden and Summerhouse
The extensive rear garden comprises a broad expanse of lawn, providing an attractive and secluded outdoor space particularly well suited to family recreation and children's activities.

The garden is framed by established hedgerows, mature deciduous trees and impressive specimen conifers, creating a peaceful, sheltered setting with a high degree of privacy.

Nestled amongst the mature trees towards the far end of the garden is an attractive timber summerhouse, featuring glazed elevations, double entrance doors and a pitched roof. This provides a pleasant retreat from which to enjoy the garden and its surroundings.







Location

Upper Harlestone is a particularly attractive and unspoilt Northamptonshire village, situated approximately five miles north-west of Northampton, amidst gently rolling countryside and close to the historic Althorp Estate. The village is characterised by its traditional stone cottages, period houses, mature trees and established gardens, much of which lies within a designated Conservation Area.

The surrounding countryside offers excellent opportunities for walking, cycling and outdoor recreation, with nearby Harlestone Firs providing extensive woodland walks. Local amenities include Harlestone Primary School, the popular Fox & Hounds public house in Lower Harlestone, and Northampton Golf Club, whilst a wider range of shopping, leisure and educational facilities can be found in Northampton and the surrounding villages.

Despite its peaceful rural setting, Upper Harlestone is conveniently positioned for access to the A428, A45 and M1 motorway, providing connections to Northampton, Rugby, Milton Keynes and the wider motorway network. Northampton railway station offers regular services to London Euston and Birmingham, making the village an appealing choice for those seeking a traditional countryside lifestyle without sacrificing accessibility.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, LPG, Electricty, Drainage

Heating: LPG Underfloor and Central to Ground Floor. Electric Storage to First Floor.

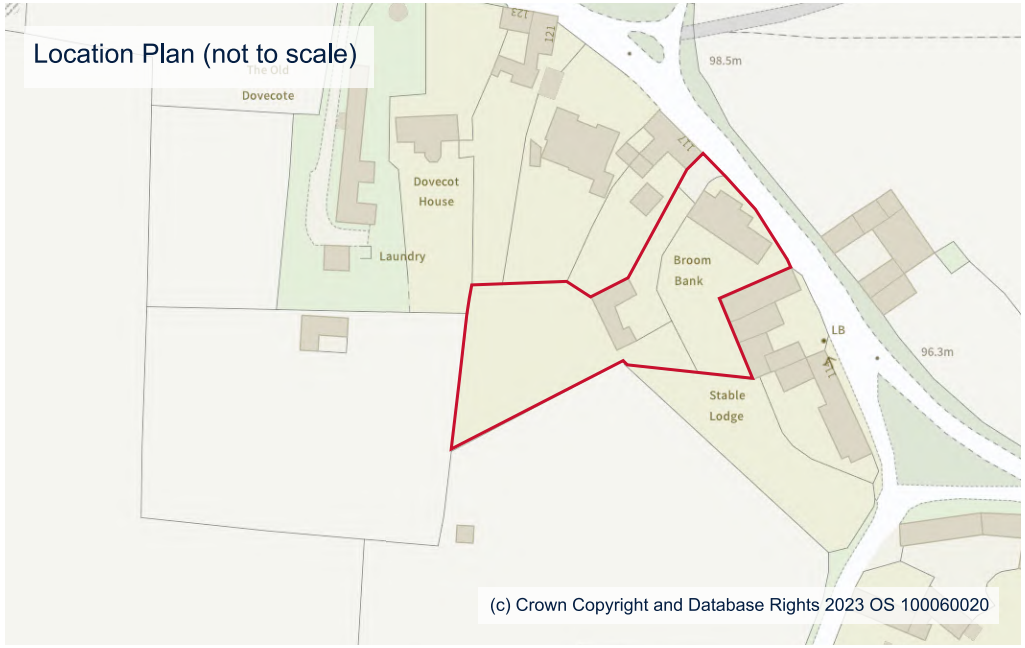
Council Tax Band: Band G **EPC Rating:** Rating E

Broadband: Ultrafast available with up to 1000Mbps Download

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions. On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.

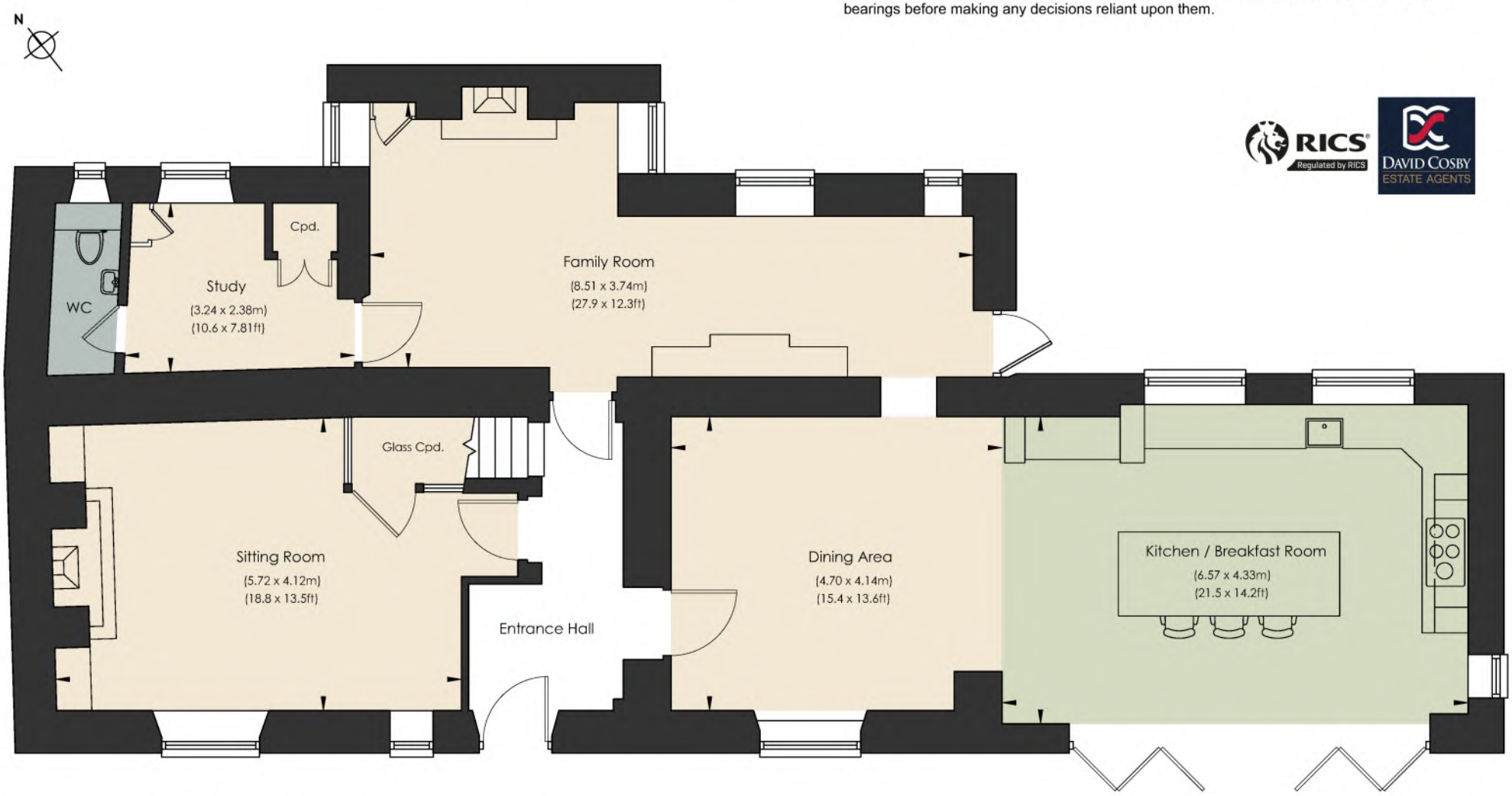




Broom Bank, Upper Harleston, NN7

Approximate GIA (Inc. Pool House, Garage, & Outbuildings) = 286 sqm (3078 sqft)

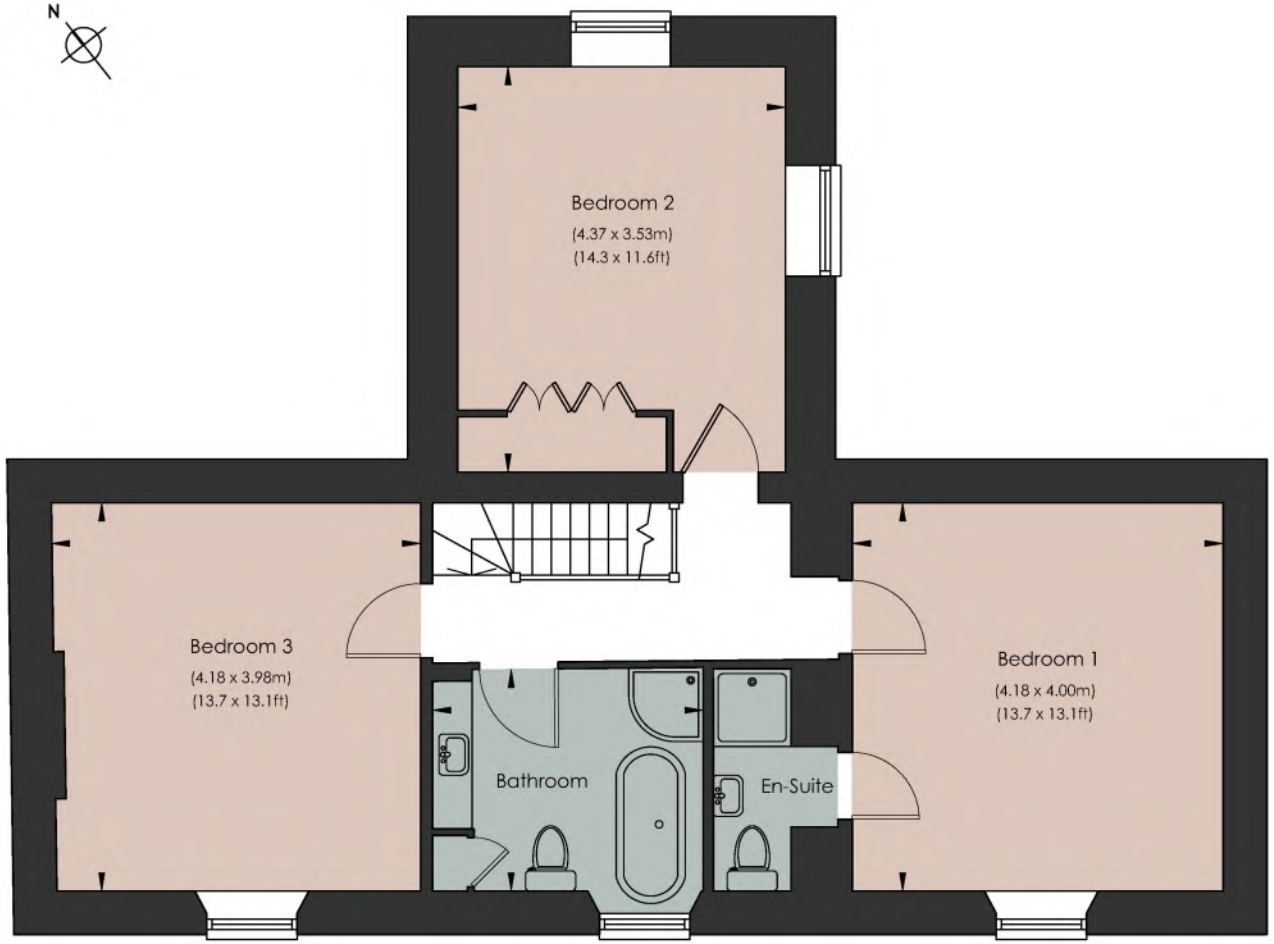
David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR PLAN | GIA = 127 sqm (1367 sqft)

Broom Bank, Upper Harleston, NN7

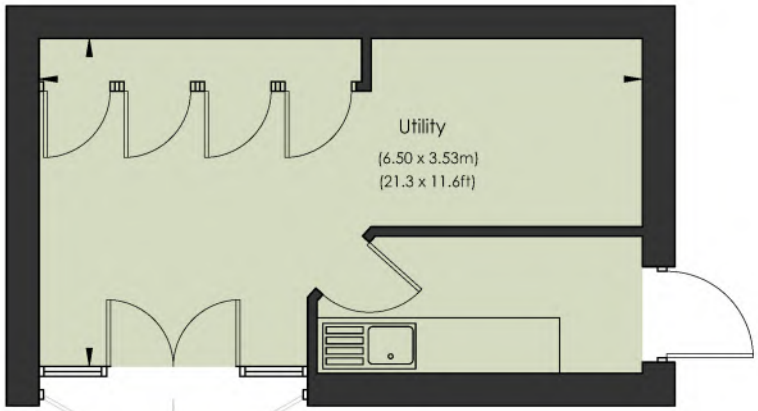
Approximate GIA (Inc. Pool House, Garage, & Outbuildings) = 286 sqm (3078 sqft)



FIRST FLOOR PLAN | GIA = 69 sqm (742 sqft)

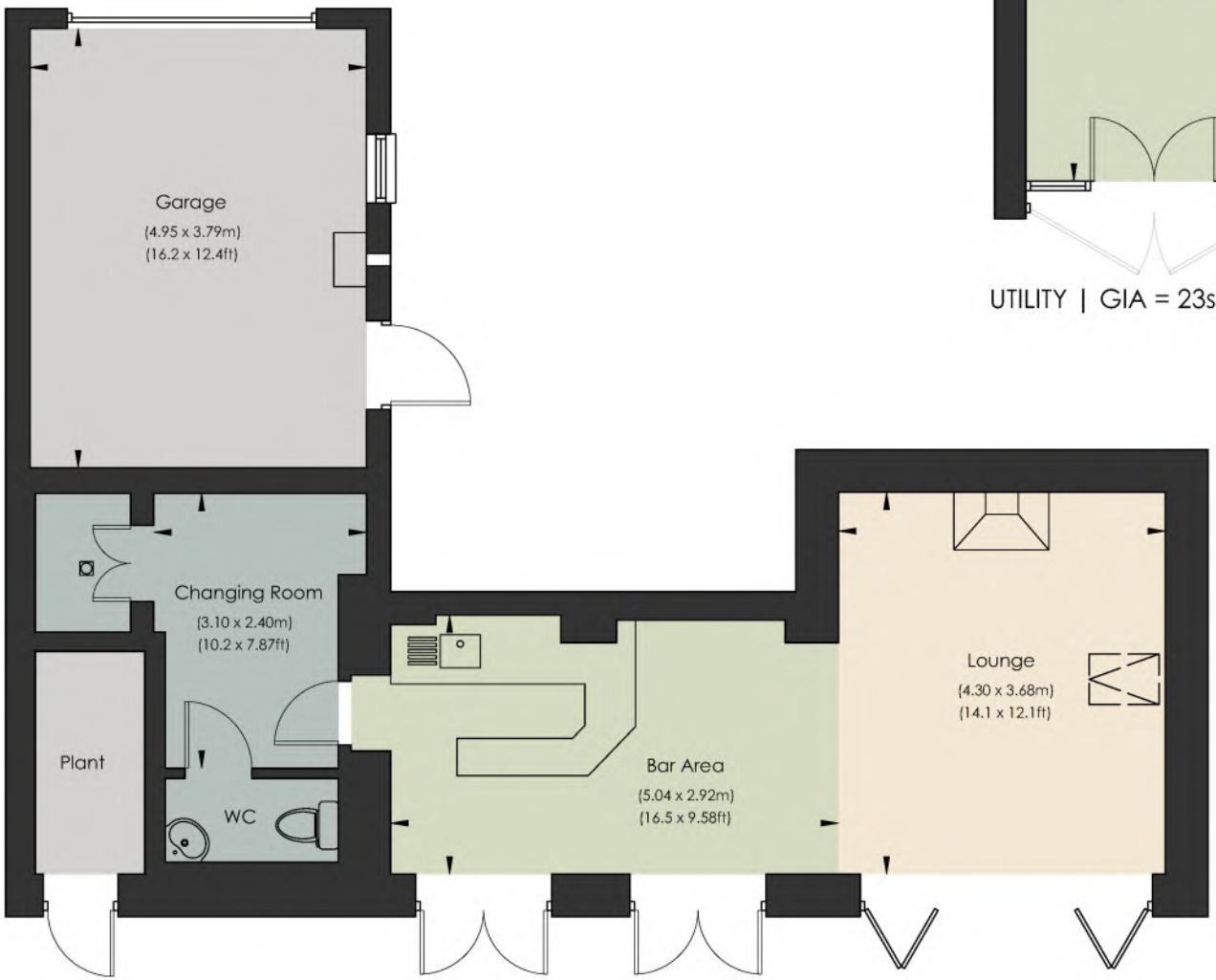
Broom Bank, Upper Harleston, NN7

Approximate GIA (Inc. Pool House, Garage, & Outbuildings) = 286 sqm (3078 sqft)



UTILITY | GIA = 23sqm (248sqft)

N



GARAGE / POOL HOUSE | GIA = 67sqm (721sqft)

N

RICS Regulated by RICS

DAVID COSBY ESTATE AGENTS



UPPER HARLESTONE

01604 979628
enquiries@davidcosby.co.uk
www.davidcosby.co.uk

RICS rightmove The Property Ombudsman

arla | propertymark PROTECTED naea | propertymark PROTECTED OnTheMarket

DAVID COSBY ESTATE AGENTS

Thinking of Selling?

MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent

DAVID COSBY
ESTATE AGENTS

enquiries@davidcosby.co.uk

01604 979628

www.davidcosby.co.uk