



Cold Ashby Lodge
Stanford Road | Cold Ashby | Northampton | Northamptonshire | NN6 6EP

COLD ASHBY LODGE



Tucked away at the end of a sweeping private driveway and surrounded by unspoiled Northamptonshire countryside, this exquisite three-storey Georgian farmhouse with over 2600ft² of accommodation, enjoys panoramic views from every aspect. One of just four homes in a secluded rural enclave, the property is an idyllic retreat for growing families.



KEY FEATURES

Cold Ashby Lodge enjoys an enviable position with some of the most far-reaching views in Northamptonshire, offering 5 well-proportioned bedrooms, a host of period features, an extended ground floor, with 3 separate reception rooms and a classic farmhouse kitchen. There is plenty of off-road parking with a long tarmac driveway, providing an attractive view of the front elevation, whilst the rear gardens offer the perfect entertaining area to enjoy the panoramic vista. The house is also offered for sale with no onward chain, offering a convenient journey for any buyer.

Ground Floor

Cold Ashby Lodge is brimming with elegance and charm, with well-proportioned rooms, rich oak flooring, exposed beams, and beautifully retained period features throughout. Upon entry, a welcoming hallway with a leaded glass front door provides space for coats and boots, with stairs rising to the first floor and a generous understairs cupboard. A guest cloakroom with side-facing window features a low flush WC and a wash hand basin with vanity storage below.

The formal sitting room is both cosy and bright, with a feature brick fireplace housing a cast iron log burner, French doors opening onto the garden, and a window to the front that draws in natural light. A separate study provides a peaceful home-working environment, while a snug with stable door and front-facing window offers a lovely informal space to unwind.

The heart of the home is the open-plan breakfast kitchen and family/dining room. Bathed in light from French doors and windows overlooking the garden, it boasts a charming country aesthetic with solid wood worktops, shaker-style cabinetry, and a statement seven-ring Smeg hob set within a tiled chimney breast. Integrated appliances include a Hotpoint dishwasher and ceramic sink. The adjoining rear lobby houses a large built-in pantry and space for an American-style fridge-freezer, while the practical utility room offers external access, ample storage, plumbing for laundry, and tiled flooring.













First Floor

The first-floor hosts three generous bedrooms, each with its own character and countryside views. The principal bedroom enjoys dual-aspect windows, built-in wardrobes, and oak flooring. A well-appointed family bathroom features both a bath and a separate shower, complemented by heritage-style sanitaryware and a towel radiator.

Second Floor

A second staircase leads to the second-floor galleried landing, where Velux windows and exposed beams add character and light. Two further bedrooms reside here, including one with a stunning stained and leaded glass window, and a stylish shower room with a rainforest shower, vanity basin, and WC.

















Outside, Gardens & Parking

The gardens are thoughtfully landscaped and impeccably maintained. A wildflower front garden faces south, is bordered by gravelled paths and brimming with mature shrubs and herbaceous planting. Sweeping lawns flow around the home, dotted with raised decking areas, patios, and seating spots perfect for entertaining guests.

A rear courtyard features additional outbuildings to further enhance the versatility of this unique rural home, with its panoramic views of the local countryside.





LOCATION

Cold Ashby is surrounded by rolling farmland and is a village steeped in history. The village boasts a prominent golf club, village church, village hall, and playing fields. As the highest village in Northamptonshire, Cold Ashby is conveniently located near the A5199 Northampton to Leicester Road, which connects to the A14 just 1.4 miles away, providing access to the M1 and M6 at Catthorpe Interchange, 8 miles away. The nearest towns are Market Harborough (9 miles), Rugby (13 miles), Daventry (11 miles), and Northampton (13 miles), all offering supermarkets, high street shopping, and mainline train stations to London. Public transport services connect to Northampton and Guilsborough School.





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – E.

Council Tax Band – F.

Local Authority – West Northamptonshire Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains and solar panels.

Water Supply – Mains.

Drainage & Sewerage – Septic tank. There will be maintenance costs involved– please speak with the agent for further information.

Heating – Electric.

Broadband – The current broadband speed is approximately 4 Mbps via BT. Satellite alternatives are available for those requiring faster speeds - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Off road parking for 6 vehicles.

Special Notes – The property is subject to restrictive covenants and is accessed via a shared private driveway, with a contribution required towards its maintenance. A neighbouring property holds rights to connect to the septic tank and contributes towards the cost of its emptying. Please speak to the agent for further information.

Directions - <https://w3w.co/lovely.framework.nitrate> CV23 0RD

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

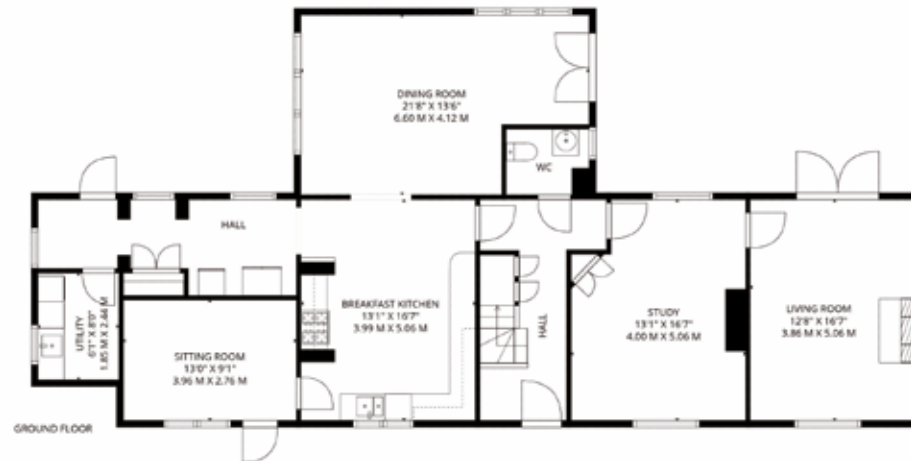
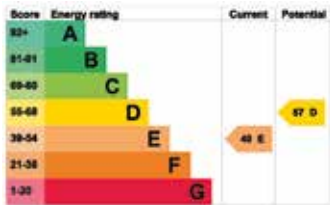
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



GROSS INTERNAL AREA: 2616 sq ft, 243 m2
LOW CEILINGS: 254 sq ft, 23 m2
SHED: 93 sq ft, 9 m2

OVERALL TOTALS: 2963 sq ft, 275 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress

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FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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