



78 High Street, Ecton, Northamptonshire, NN6 0QB

HOWKINS &
HARRISON

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Guide Price: £845,000

A charming and beautifully presented 18th century Grade II Listed period stone farmhouse, offered for sale with no upward chain, in the picturesque village of Ecton.

Features

- Delightful stone farmhouse
- Sitting room with burner
- Dining room
- Snug with inglenook fireplace
- Stunning kitchen with garden room
- Master bedroom with en-suite bathroom
- Four further bedrooms
- Beautifully landscaped gardens
- Detached double garage
- 2,940 sq ft over three floors
- No upward chain



Location

The popular village of Ecton is situated approximately five miles east of Northampton town centre. There are two public houses, restaurant, and church with facilities in the main centres of Wellingborough and Northampton. The property is situated just off the main A45 between Northampton and Wellingborough and junction 15 of the M1 is approx. 8 miles away. Train services are available through Northampton to London Euston with journey times of one hour and also Wellingborough to St. Pancras with journey times of around forty minutes. Sporting activities include watersports and fishing at Pitsford Reservoir, golf and leisure at Overstone Park and Sywell Country Park and reservoir is also nearby.



Ground Floor

The accommodation is entered through a porch with oak flooring and access to the cloakroom, leading into the snug with a fine inglenook feature fireplace, Clearview wood burning stove and oak bressumer, stairs rise to the first floor accommodation and modern oak flooring. A good size study/family room features a recessed display cabinet and exposed wooden flooring. The dining room features a former fireplace with oak bressummer, steps from here lead to a well proportioned sitting room featuring a brick built fireplace with Clearview stove and a set of French doors onto the rear terrace and gardens.

A wonderful kitchen features bespoke quality cabinets by Heaven & Stubbs, ample quartz worktops and central island, Neff appliances include a hob, oven & microwave, further appliances include dishwasher & fridge/freezer and electric AGA. A seamless opening into the garden room with partial underfloor heating and French doors onto the terrace and gardens. To complete the ground floor accommodation there is a useful utility/boot room with cabinets and concealed boiler, replaced in 2025, and door to the driveway and gardens.





First Floor

On the first floor, the master bedroom features a window seat and en-suite bathroom with roll top bath, shower cubical, WC, bidet, vanity unit wash hand basin with two further double bedrooms and a family bathroom completing the first floor.

Second Floor

The second floor provides two bedrooms and ample storage.

Outside

The property occupies beautifully tended landscaped gardens with established and maturing planting, lawned gardens and generous paved terrace enjoying a private south-westerly aspect.

Off road parking for several vehicles is provided via a shared driveway to the side of the property leading to the village hall, a detached double garage provides further parking and storage with a workshop area within and further outbuildings and a greenhouse.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. [Tel:01604-823456](tel:01604-823456).

Agents Notes

Additional information about the property, including
details of utility providers, is available upon request.
Please contact the agent for further details.

Fixtures and Fittings

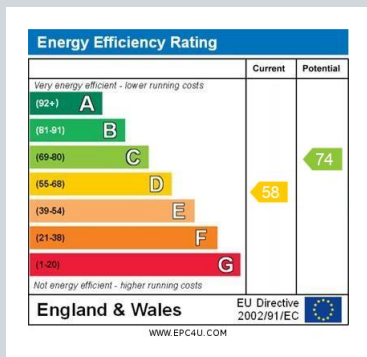
Only those items in the nature of fixtures and fittings
mentioned in these particulars are included in the sale.
Other items are specifically excluded. None of the
appliances have been tested by the agents and they
are not certified or warranted in any way.

Services

None of the services have been tested and purchasers
should note that it is their specific responsibility to
make their own enquiries of the appropriate
authorities as to the location, adequacy and availability
of mains water, electricity, gas and drainage services.

Local Authority

North Northamptonshire Council. Tel:0300-126700
Council Tax Band - G



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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