

CHARLES ORLEBAR

Estate Agents & Auctioneers

Manor Farmhouse, 31 Bedford Road, Rushden, NN10 0ND

£750,000

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31 Bedford Road

Rushden, NN10 0ND

£750,000



- Grade II listed
- Scope for development (subject to permissions)
- Scope to change to 4/5 bedrooms by splitting main bedroom
- Requires refurbishment throughout
- Approx 0.75 acres
- Large detached stone outbuilding
- Ideal for commuters
- No chain

Manor Farmhouse is a remarkable Grade II Listed period home occupying approximately 0.75 acres on Bedford Road, Rushden, offering a rare opportunity to acquire a property of significant character, history and potential. Dating back to at least the early 17th century, the property retains an historic datestone recording its origins and a wealth of original features throughout.

Behind gated access, the farmhouse provides spacious accommodation currently comprising three generous bedrooms and three bathrooms, with clear scope to create additional bedrooms from one of the particularly large existing rooms. The ground floor includes a stunning panelled study believed to feature 17th-century panelling, a living room, kitchen, family bathroom and an impressive dining hall centred around a substantial inglenook fireplace, showcasing the property's rich heritage and charm.

Outside, the property is complemented by substantial stone-built outbuildings approaching 900 sq ft, incorporating a garage, workshop, store and utility area. Subject to the necessary planning and listed building consents, these buildings may offer exciting annex potential, making the property ideal for multi-generational living.
The grounds extend to approximately 0.75 acres, providing a wonderful setting whilst also offering potential opportunities for those wishing to explore future development possibilities, subject to obtaining the relevant permissions.

Properties combining this level of accommodation, plot size, outbuildings and historical significance are seldom available in Rushden and would often command considerably higher values. Manor Farmhouse does require significant refurbishment, presenting a unique opportunity for buyers seeking an exceptional restoration project with substantial scope to add value and create a truly special home.
A rare Grade II Listed farmhouse with early 17th-century origins, outstanding character and exceptional potential. Viewing is highly recommended





Porch	4'1" x 4'4" (1.25m x 1.31m)
Hall	10'6" x 8'6" (3.21m x 2.59m)
Office	9'10" x 10'0" (3.00m x 3.05m)
Dressing Area	8'4" x 8'5" (2.54m x 2.56m)
Bathroom	7'9" x 10'0" (2.36m x 3.05m)
Dining Room	16'6" x 25'2" (5.04m x 7.66m)
Drawing Room	15'11" x 17'9" (4.84m x 5.41m)
Living Room	15'11" x 14'3" (4.84m x 4.34m)
Hallway	3'11" x 6'7" (1.20m x 2.00m)
Kitchen	16'6" x 9'5" (5.04m x 2.86m)
Utility	15'6" x 11'6" (4.73m x 3.50m)
Store	15'6" x 13'1" (4.73m x 3.98m)
Garage	15'6" x 9'10" (4.73m x 3.00m)



Workshop	15'6" x 18'8" (4.73m x 5.70m)
Landing	6'0" x 8'1" (1.84m x 2.46m)
Family Bathroom	9'1" x 7'3" (2.78m x 2.20m)
Bedroom 2	16'3" x 13'1" (4.95m x 3.98m)
En-suite	16'6" x 9'3" (5.04m x 2.81m)
Bedroom 1	16'4" x 18'11" (4.97m x 5.77m)
Dressing Area	16'3" x 12'10" (4.95m x 3.90m)
Bedroom 3	10'6" x 18'6" (3.21m x 5.65m)





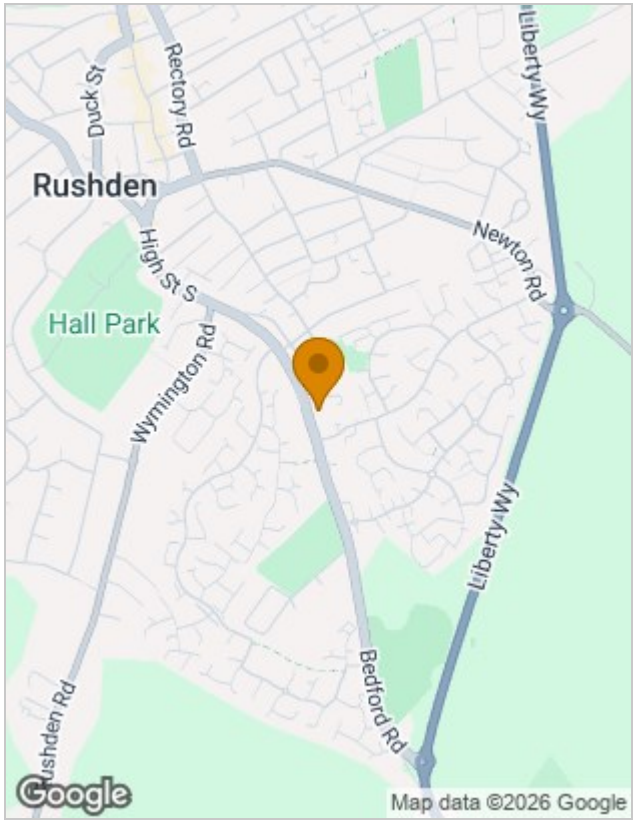




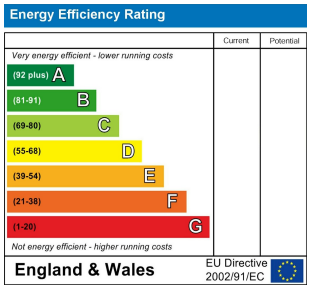
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: G
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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