



Howarth House, Northamptonshire

OSCAR JAMES

Howarth House

Orton
Northamptonshire
NN14 1LJ

Centuries of history, exceptional leisure facilities and just under ten acres of grounds come together at this remarkable country home, enjoying fabulous rear views and a setting adjacent to the village church.

- Exceptional country residence with approximately 8,219 sq ft across the house, leisure facilities and ancillary buildings
- Set within just under ten acres, with fabulous views to the rear
- Built by the current owners around ten years ago, incorporating surviving elements of the original 15th-century house
- Peaceful Orton hamlet setting, adjacent to the village church
- Six bedrooms, including two with en-suite facilities
- Impressive kitchen/breakfast room, separate dining room, generous snug and dedicated office
- Extensive leisure facilities including an indoor swimming pool, cinema room, playroom and gym
- Former village hall offering substantial entertaining space and potential for a self-contained annexe, subject to necessary consents
- Two stables, double garage and extensive storage
- Convenient road and rail links, nearby private and state schools, and shopping in Market Harborough and Kettering



Extensively renovated by the current owners around ten years ago, Howarth House incorporates surviving elements of the original house, which dates back to the 15th century. The result is a remarkable fusion of old and new, retaining a fascinating connection to its past while providing an impressive range of spaces perfectly suited to modern family life.

The accommodation extends to approximately 8,219 sq ft in total, encompassing the principal residence, leisure facilities and ancillary buildings. Yet the appeal of Howarth House goes far beyond its scale: it is the opportunity to bring family life, entertaining, work and recreation together within one exceptional setting.

At the heart of the house is a wonderfully spacious kitchen and breakfast room, measuring approximately 26 ft by 25 ft. With ample room for cooking, dining and gathering together, this is a natural centre for everyday life. A separate utility room provides practical support, while the adjoining dining room, extending to approximately 25 ft, offers an impressive setting for family occasions and entertaining.

A generous snug provides a more intimate place to unwind, complemented by a dedicated office for those working from home.



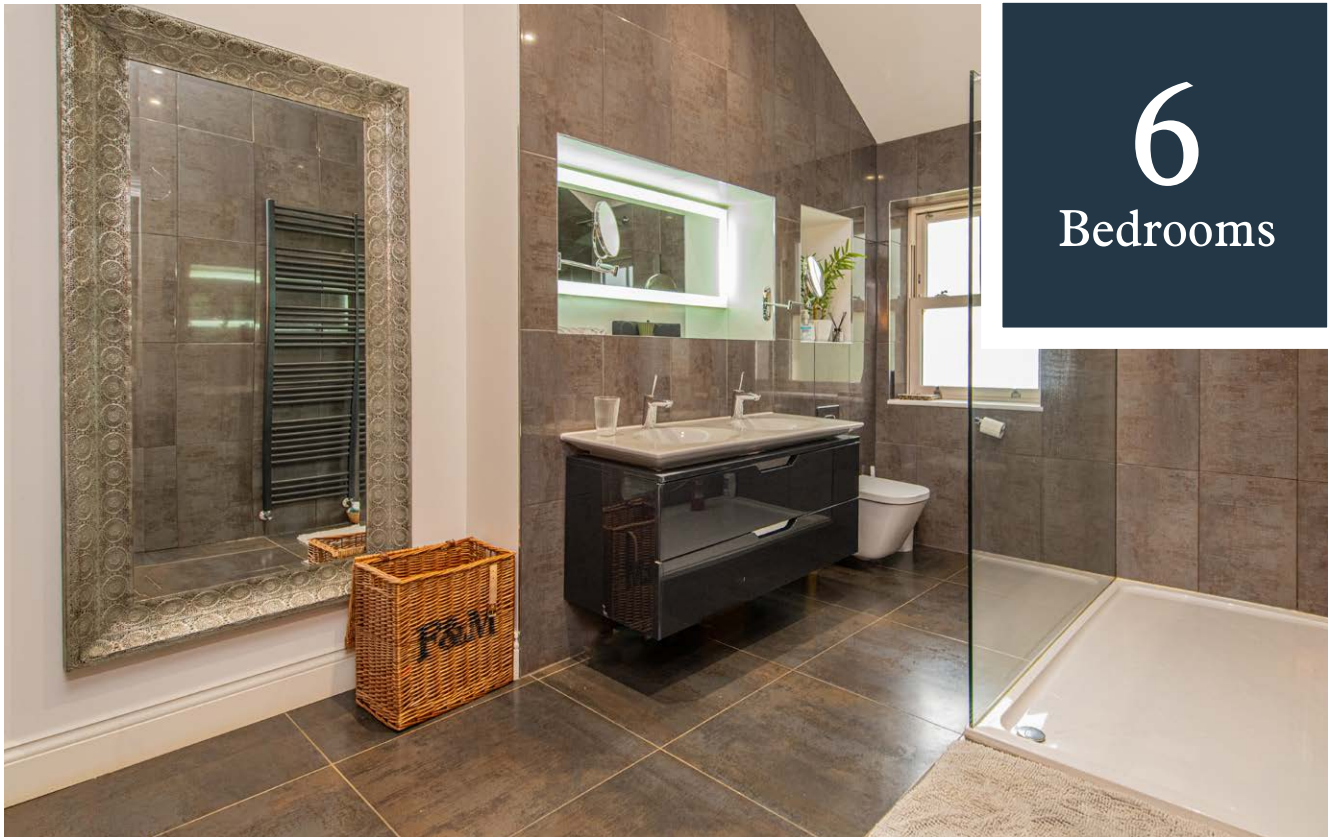


Upstairs, six bedrooms offer considerable flexibility for family and guests. Two benefit from en-suite facilities, with a further bathroom, separate shower room and first-floor laundry room serving the remaining accommodation.

The lower ground floor brings a further dimension to the home. A cinema room creates the perfect setting for film nights, while a separate playroom offers space for games and recreation. A dedicated gym and useful storage complete this level, allowing leisure activities to sit comfortably alongside the main living accommodation.

A separate indoor swimming pool building, measuring approximately 44 ft by 20 ft overall and supported by a shower room, provides an outstanding addition to the property's leisure offering.

Equally compelling is the former village hall, acquired by the vendors and now providing a substantial function room and reception area, each extending to approximately 35 ft in length. This exceptionally versatile building offers space for celebrations, hobbies, creative pursuits or a substantial home-working environment. It also presents exciting potential for conversion into a large, self-contained annexe, subject to any necessary consents, making it particularly appealing for buyers considering multigenerational living.

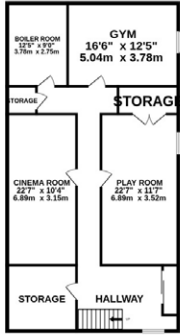


6
Bedrooms

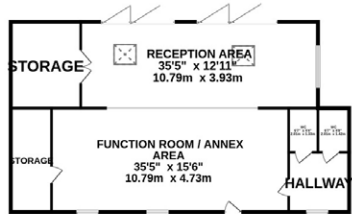
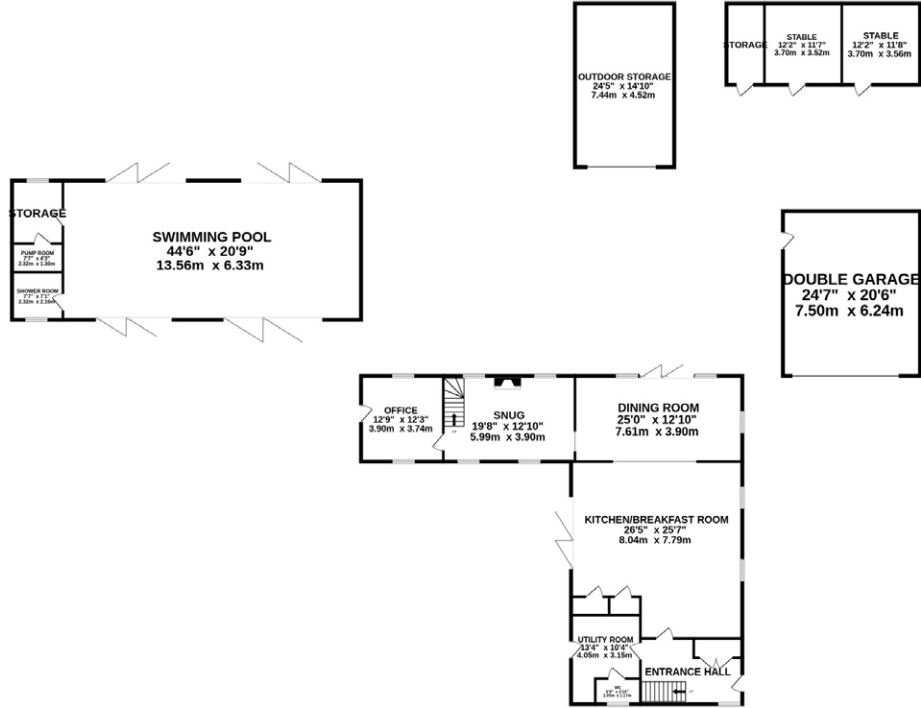




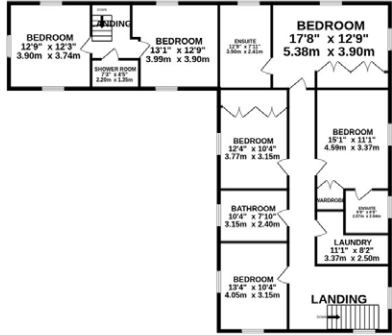
BASEMENT
1291 sq.ft. (116.2 sq.m.) approx.



GROUND FLOOR
9316 sq.ft. (863.9 sq.m.) approx.



1ST FLOOR
1892 sq.ft. (173.4 sq.m.) approx.



TOTAL FLOOR AREA : 8219 sq.ft. (763.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside is where the scale and lifestyle offered by Howarth House truly come into its own. Just under ten acres provide an exceptional amount of space to enjoy country life, complemented by fabulous open views to the rear.

For those with equestrian interests, the land is stock-proof and incorporates four separately partitioned, stock-proof paddock areas, together with two stables and associated storage – providing an excellent foundation for keeping horses or other livestock.

The property also benefits from two garages, offering superb provision for vehicles, storage or workshop space and making Howarth House particularly appealing to the car or classic car enthusiast.

Entertaining continues outside too, with an outdoor kitchen providing a fantastic setting for summer dining, gatherings with friends and making the most of the property's wonderfully private surroundings. A substantial outdoor store provides further useful storage.

Positioned adjacent to the village church, Howarth House enjoys a peaceful setting in the small Northamptonshire hamlet of Orton. Road and rail commuter links are readily accessible, while nearby Market Harborough and Kettering offer shopping, dining and everyday amenities. A choice of private and state schools within the surrounding area further strengthens its appeal as a family home.

A morning swim. An afternoon with the horses. Cars safely tucked away in the garage. Friends gathered around the outdoor kitchen. An evening in your own cinema.

Howarth House offers the space, versatility and setting to make an exceptional country lifestyle your everyday experience.



OSCAR JAMES

E S T A T E A G E N T S



1 Newland Street, Kettering, NN16 8JH

T: 01536 415 777 E: kettering@oscar-james.com

www.oscar-james.com