



32 West Street, Welford, Northamptonshire, NN6 6HU

HOWKINS &  
HARRISON

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Welford, Northamptonshire,  
NN6 6HU

Guide Price: £540,000

Tucked away yet conveniently positioned alongside a quiet road, this characterful five bedroom property offers plenty of original features, exceptional versatility, generous accommodation and impressive outside space, ideal for growing families, multi-generational living or those working from home. Offered to the market with no onward chain.

### Features

- Popular village location
- Character property
- Exposed beams throughout
- Versatile annex potential
- Five bedrooms
- Two bathrooms
- Cellar accessed via spiral staircase
- Driveway parking for four vehicles plus additional upper access
- Workshop with electric and plumbing
- Garage with electric doors
- No chain



## Location

Welford is a picturesque village nestled within open farmland and countryside, close to the Northamptonshire and Leicestershire borders. Dating back to medieval times, the village boasts some 38 listed buildings, which account for much of its historic charm and appeal. The village is situated on the River Avon, on the edge of the popular Jurassic Way walking circuit, and has a marina sited on an arm of the Grand Union Canal. These features combine to make it very popular with walkers, cyclists, artists, and wildlife enthusiasts. The village is very well positioned for the commuter with ready access to the north, south and west via the A14, M45/A45. Birmingham is only 45 minutes away via the M6. Both Birmingham International and East Midlands airports are within a 45-minute drive. The nearest train stations are Market Harborough, Long Buckby and Rugby, all of which are roughly 20 minutes' drive from the village. The Market Harborough station is on the Midland mainline route (Sheffield to London) taking you in to London St. Pancras in around an hour. Rugby and Long Buckby Stations access Northampton, with direct trains south to Milton Keynes and London Euston, west to Coventry and Birmingham, and north to Stafford, Stoke on Trent and the whole of the northwest. Rugby station also offers a direct train service to London Euston taking 50 minutes.



## Ground Floor

Internally, the home beautifully blends period charm with practical modern living, with character beams featured throughout, adding warmth and authenticity to many of the principal rooms. The main front door opens into a welcoming entrance hall, setting the tone for the space and flow of the property. To the left is the first of two reception rooms, currently used as a family room, complete with patio doors leading out to the rear garden and driveway. At the heart of the home is the main kitchen/breakfast room, showcasing attractive, exposed brickwork, striking beams and generous cupboard space, along with a built-in dishwasher, oven and four-ring induction hob. This flows into the spacious main living room, featuring a dual log burner and open fire, creating a cosy and character-filled living space. From here a staircase provides access to the first floor. The dining room is open plan to the living room and sits on the opposite side of the chimney breast, maintaining the home's charming period features. From here, an original spiral staircase leads down to a versatile cellar space, perfect for a home office, snug or playroom. Adjacent to the family room, off the entrance hall, is a utility room fitted with a further range of kitchen units with sink and drainer, with a separate door leading to the outside. There is also a downstairs cloakroom and a separate staircase leading from the entrance hall to two bedrooms (Bedroom 2 and 5) and a family bathroom. This forms the newer part of the property and could quite easily be used as an annex, guest suite or could provide independent living area.





## First Floor

The first floor in the main part of the house offers three further double bedrooms, which includes the principal bedroom complete with a built-in walk-in wardrobe, and a second family bathroom. This unique and spacious home offers character, flexibility and superb outdoor facilities, early viewing is highly recommended.

## Outside

Set behind a secure front entrance and electric side gate, this impressive property offers a generous driveway with parking for up to four vehicles. It also features a fully powered workshop with plumbing, along with a single garage fitted with electric doors for added convenience. Steps and a ramp lead to the spacious elevated garden, providing ample room for decking and outdoor seating, ideal for entertaining family and friends. The garden further benefits from additional access and extra driveway space at the upper level, enhancing both practicality and flexibility.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

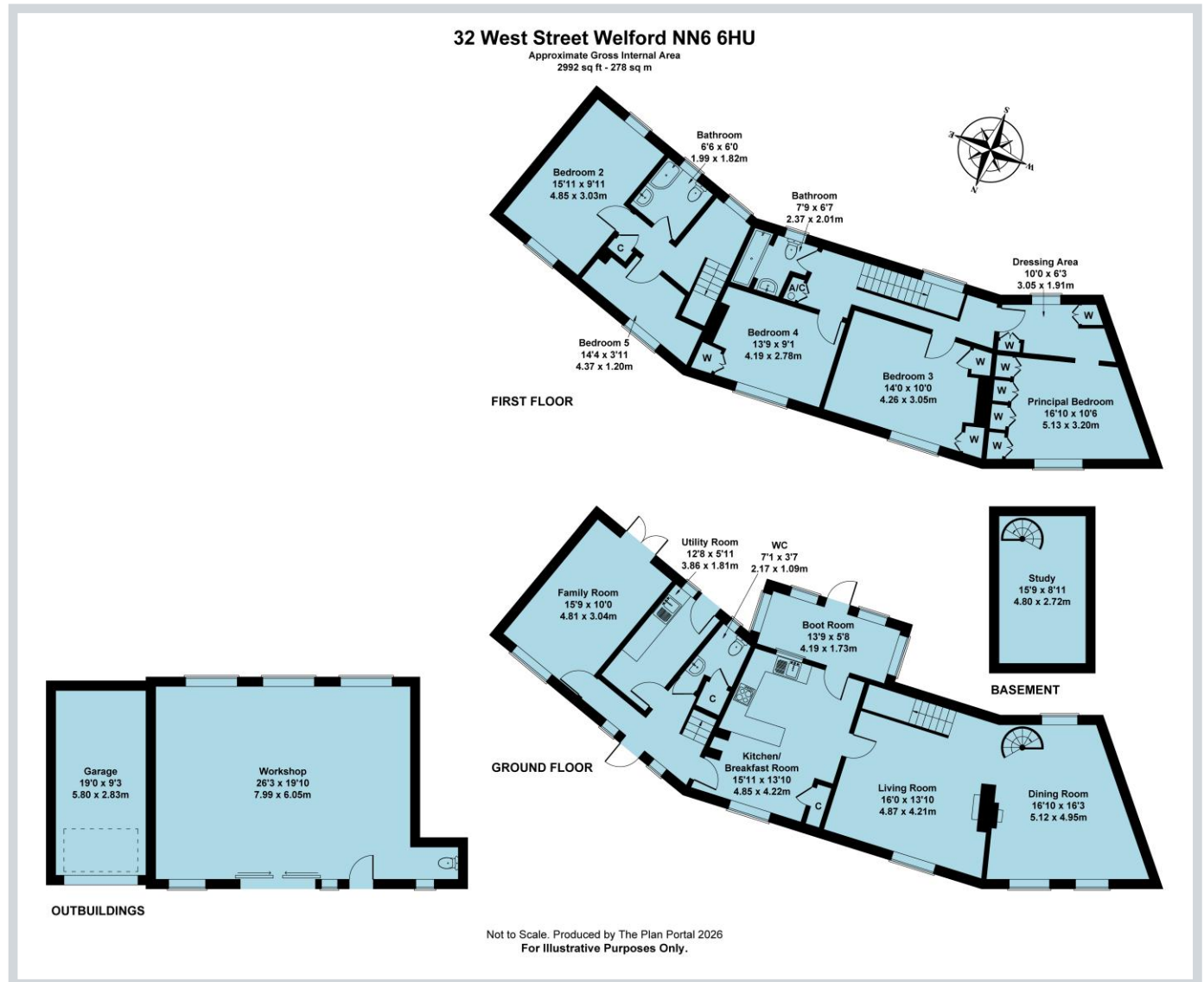
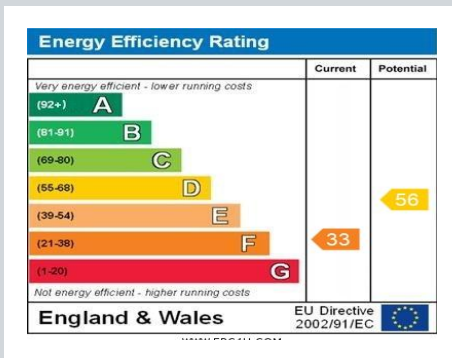
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

West Northamptonshire Council - Tel:0300-126700.  
Council Tax Band – F.



## Howkins & Harrison

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