



Ambleside, Little Back Lane, Hellidon, Northamptonshire, NN11 6GE

HOWKINS &  
HARRISON

Ambleside, Little Back Lane, Hellidon,  
Northamptonshire,  
NN11 6GE

Guide Price: £735,000

Set in the heart of the sought-after village of Hellidon and enjoying views over the surrounding countryside, this picturesque period cottage offers spacious and flexible family accommodation with a wealth of original features throughout. Ambleside would benefit from some refurbishment and decoration works and offers a good deal of potential for improvements. The ground floor includes a welcoming entrance hall, a generous sitting room, separate dining room, study, a modern kitchen/family room, and a downstairs cloakroom. Upstairs, there are four good-sized bedrooms, two with en-suite bathrooms, along with a modern family bathroom. Outside, the property benefits from private, well-maintained gardens, a garage, and driveway parking.

#### Features

- Beautiful cottage overlooking surrounding countryside
- Rural living on a quiet lane
- Would benefit from decoration and refurbishment
- Two en-suites and family bathroom
- Fitted kitchen
- Separate dining room
- Spacious sitting room
- Four bedrooms
- Front and rear gardens
- Driveway parking with garage



## Location

Hellidon is a peaceful and attractive village set in the rolling Northamptonshire countryside, just 6 miles from Daventry. Known for its traditional stone properties and scenic surroundings, the village offers a quiet rural lifestyle with a strong sense of community.

The village features a well-regarded pub (The Red Lion), an active village hall, and a historic church, all contributing to a welcoming community atmosphere. The nearby Hellidon Lakes Golf & Spa Hotel offers leisure and dining facilities, and the surrounding countryside provides excellent walking and cycling routes.

Despite its rural feel, Hellidon is well connected. Daventry, Banbury, and Rugby are all within easy reach, offering a range of shops, services, and rail links to London and Birmingham. The M1, M40, and A5 are also nearby for commuters.

A desirable location for families and professionals alike, Hellidon combines village charm with convenience and access to good local schools.



## Ground Floor

The entrance vestibule opens into a generous hallway that doubles as a handy study area—perfect for working from home or quiet reading space. The welcoming sitting room features a striking stone fireplace with an inset multi-fuel burner, as well as exposed beams, adding warmth and character. A separate dining room provides plenty of space for entertaining and enjoys a pleasant view of the rear garden. There is an adjoining storage room ideal for appliances or pantry storage.

At the heart of the home is the spacious open-plan kitchen/family room. Fitted with modern gloss units and granite worktops, it includes an integrated oven, micro-oven, tall fridge, and space for a built-in dishwasher. A matching central island with gas hob, overhead extractor, and extra storage makes this a practical and sociable space. There's also a built-in pantry for added convenience. Off the kitchen, a side hallway leads to a cloakroom, boiler room, and a door to the outside, before linking back to the main entrance hall.

## First Floor

The first floor offers a well-planned layout with access to all main rooms. The standout feature is the spacious master bedroom, which includes a walk-in dressing area and its own en-suite shower room. There's also a good-sized guest double bedroom with an en-suite, plus two further comfortable bedrooms and a family bathroom. Built-in storage in each room adds practical appeal throughout.





## Outside

The property boasts generous driveway parking leading to a single garage, with a beautifully maintained front lawn framed by mature hedging for privacy. The lawn leads to the welcoming front door and convenient side access, where the discreetly placed oil tank is located. Access from roadside by two charming picket gates at both the front and rear add a touch of character.

To the rear, a landscaped space featuring a paved seating area, a rock water feature, and lawn. A gravel path meanders toward the far end of the garden, revealing a second peaceful seating area. With open fields beyond, the garden enjoys a scenic and tranquil backdrop.

## Agents Note

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





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 01327 316880.

## Fixtures and Fittings

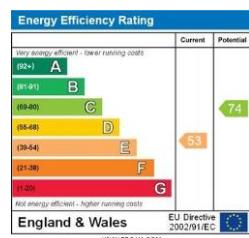
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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: 0300-126700  
Council Tax Band – G



## Howkins & Harrison

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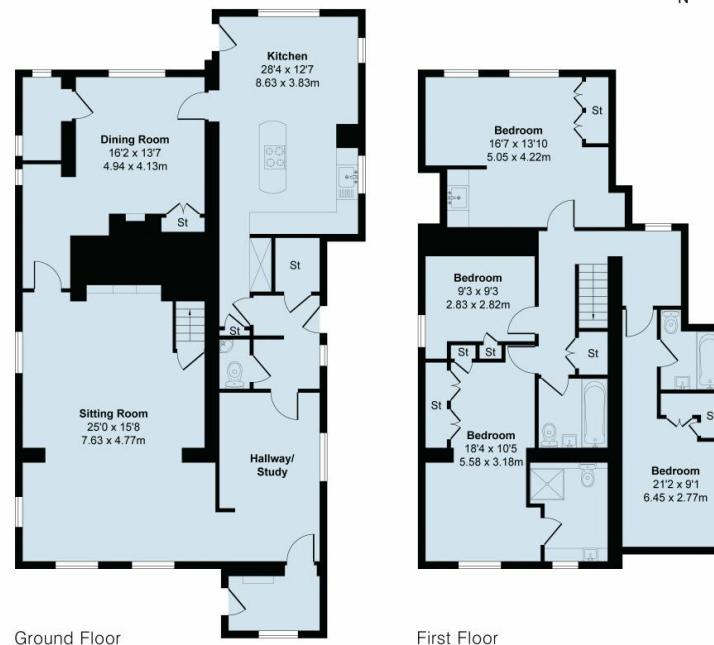
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**Approximate Gross Internal Area 2325 sq ft - 216 sq m**

Ground Floor Area 1349 sq ft - 125 sq m

First Floor Area 976 sq ft - 91 sq m



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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