



High Street, Brigstock Kettering **Freehold** £840,000

**Pattison
Lane**

Key Features

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- Grade II Listed Stone Built Home
- Utility Room & Downstairs Cloakroom
- Two Substantial Reception Rooms Both with Fireplaces
- Garage & Driveway
- Two Bedrooms With Their Own En Suite & Dressing Rooms

A Historic Masterpiece of Family Living: The Old Forge, Brigstock - Steeped in history and perfectly positioned in the heart of the picturesque North Northamptonshire village of Brigstock, The Old Forge is an extraordinary Grade II listed family home offering a remarkable circa 3,600 square feet of beautifully appointed living space. This is a rare opportunity to own a home that seamlessly blends characterful charm with modern, sprawling accommodation, all centred around a magnificent private courtyard.

The heart of the home is a spectacular, open-plan dining and family room, where rustic charm meets contemporary elegance. Exposed timber beams and striking stone walls create an enchanting atmosphere, whilst the stunning, stone-built fireplace with its large log-burning stove provides a cosy focal point for family gatherings. This impressive space flows effortlessly into the well-equipped kitchen, featuring a large central island, a stylish range cooker, and high-quality finishes, making it a dream for any aspiring chef.



Further ground floor accommodation includes a second, substantial room divided into two distinct areas. One offers a further fireplace, perfect for a cosy sitting room, while the other features French-style doors that open directly onto the central courtyard-creating a seamless indoor-outdoor connection.

The sprawling accommodation continues to the upper floors, where the bedrooms are truly enormous, offering private havens for every member of the family. Two of the bedrooms benefit from luxurious en-suites, whilst several boast additional, versatile rooms-perfectly suited as studies, dressing rooms, or fantastic games rooms-providing teenagers and young adults with their own private, independent living quarters.

But the true jewel in the crown of The Old Forge is its incredible central courtyard, a meticulously designed space for grand-scale outdoor entertaining. This sun-drenched sanctuary features a covered, stone-built outdoor bar, a sunken seating area, an impressive hot tub (available subject to negotiation), and a raised, decked area. This multi-level space is the ultimate setting for summer parties, family barbecues, or simply unwinding in a truly unique and tranquil environment. This exceptional property is further enhanced by an integral garage and off-road parking, adding a layer of practicality to its immense appeal. Viewing is essential to fully appreciate the scale, character, and sheer quality of this magnificent home.





The accommodation comprises:

ENTRANCE HALL

SITTING ROOM 30'6 max x 16'9 max (9.29m x 5.10m)

DINING / FAMILY ROOM 30'2 x 14'5 (9.19m x 4.39m)

KITCHEN 15'5 x 12'6 (4.69m x 3.81m)

UTILITY ROOM

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 15'9 x 13'5 (4.80m x 4.08m)

DRESSING ROOM (Bedroom One) 15'1 max x 14'5 (4.95m x 4.39m)

EN SUITE (Bedroom One)

BEDROOM TWO 17'5 x 14'5 (5.30m x 4.39m)

POTENTIAL FIFTH BEDROOM 22' x 9'10 max (6.70m x 2.99m)

BEDROOM FOUR 14'9 x 9'10 (4.49m x 2.99m)

SECOND FLOOR

BEDROOM THREE 14'5 x 13'1 (4.39m x 3.98m)

OFFICE / GAMES ROOM (Bedroom Three) 16'9" x 14'5"

OUTSIDE

REAR GARDEN

STOREROOM

GARAGE & DRIVEWAY

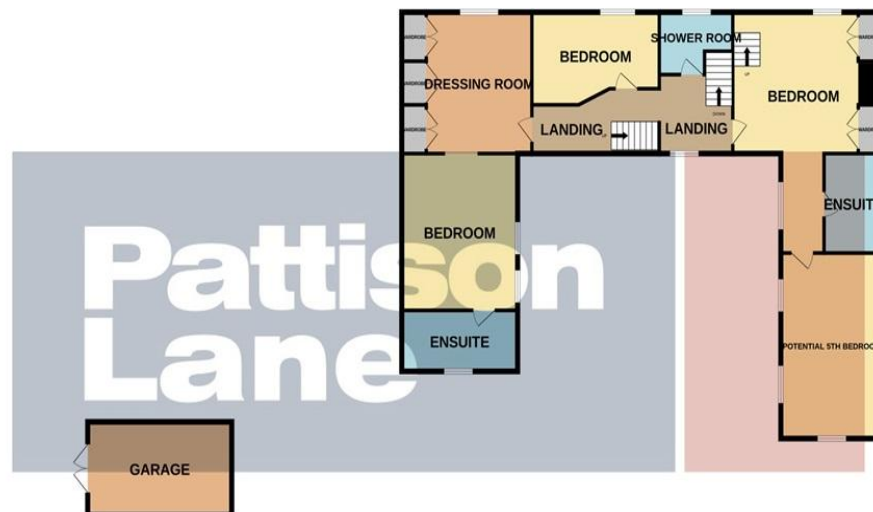
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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