



Cobblers Cottage, Church Street, Hargrave, Wellingborough, NN9 6BW

HOWKINS &
HARRISON

Cobblers Cottage,
Church Street, Hargrave,
Northamptonshire, NN9 6BW

Guide Price: £650,000

A charming cottage nestled in the picturesque village of Hargrave, enjoying an aspect over All Hallows church. With many character features, Cobblers Cottage was formerly two cottages and a general store, offering substantial and versatile accommodation enjoying wonderful gardens.

As with all individual properties, a viewing will be essential to fully appreciate the flexible accommodation on offer, and its enviable position in the heart of this rural village.

- Charming cottage
- Peaceful rural location
- Five reception rooms
- Two kitchens
- Four bedrooms
- Beautiful gardens set within a plot of 0.46 acres
- Bathroom & shower room
- 2237 sq ft of living accommodation



Location

Hargrave is a well-regarded village in rural Northamptonshire, offering a quiet setting with strong links to surrounding towns. Located within easy reach of Wellingborough, Raunds and Kimbolton, the village provides convenient access to local amenities, schooling and transport connections.

Wellingborough railway station offers direct mainline services to London St Pancras, making the area suitable for commuters. Hargrave centres around its historic parish church and features a range of character properties set along peaceful village roads.

The surrounding countryside offers open views and access to local footpaths, while road links including the A14, A45, M1 and M6 are readily accessible. The popular Rushden Lakes shopping and leisure complex, with its wide selection of retail outlets, restaurants and leisure facilities, is also just a short drive away.



Accommodation

With the choice of three entrances into the property. The main door opens into a lobby with a cloakroom, featuring a wash hand basin, WC, and a concealed Worcester oil-fired boiler. Adjacent is a study with exposed ceiling beams, which leads into the central kitchen. This space includes a range of cabinets, working surfaces with an integrated sink, space for a cooker, exposed beams, a laundry cupboard with plumbing for a washing machine, direct access to the driveway, and stairs to the second-floor accommodation.

The family room, featuring reclaimed wood-panelled walls, has a useful porch, an additional front door, and a staircase to a double bedroom and shower room. The former shop area provides flexible space for a reception room or ground-floor bedroom, complete with a feature stone fireplace and picture window overlooking the church.

Upstairs, there are two further double bedrooms and a family bathroom with shower cubicle, bath, WC, wash hand basin, and linen cupboard, accessed via a staircase from the kitchen. From the entrance hall, a secondary kitchen is fitted with cabinets, working surfaces, sink, plumbing for a dishwasher, and space for an upright fridge/freezer. Double doors lead into the dining room, which opens to the garden through French doors.

A final staircase leads to an impressive first-floor sitting room with vaulted ceiling, exposed lime-washed timbers, and French doors with a Juliette balcony overlooking the gardens. Completing the accommodation is an additional reception room, currently used as a study, which could easily serve as another bedroom.





Outside

Occupying a 0.46-acre plot, these gardens have been carefully developed over the past 28 years and feature a combination of lawned areas and well-planted borders, with an abundance of established trees and shrubs providing colour throughout the summer months.

The outdoor space includes a decked seating and entertaining area with a pond, as well as a summer house with power and water connected.

Sectioned pathways lead through the gardens to a kitchen garden with beds enclosed by sculpted box hedging. There is also a greenhouse, ample covered storage, and a large timber workshop with power connected, offering practical space for a variety of uses.

The property benefits from a shared driveway, leading to off-road parking.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. [Tel:01604-823456](tel:01604-823456).

Agents Notes

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

Fixtures and Fittings

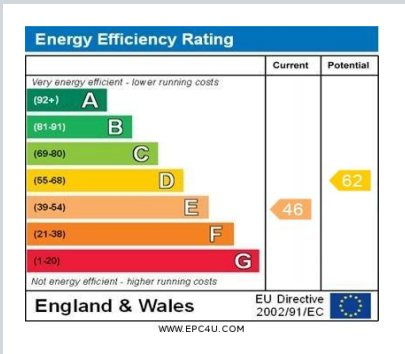
Only those items in the nature of fixtures and fittings
mentioned in these particulars are included in the sale.
Other items are specifically excluded. None of the
appliances have been tested by the agents and they
are not certified or warranted in any way.

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 - G



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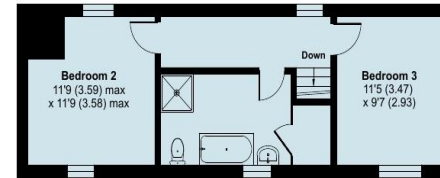
Church Street, Hargrave, Wellingborough, NN9

Approximate Area = 2237 sq ft / 207.8 sq m

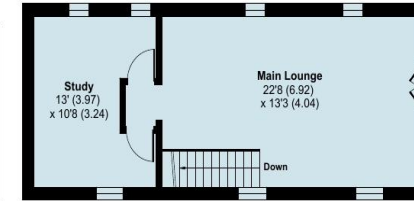
Outbuilding = 538 sq ft / 49.9 sq m

Total = 2775 sq ft / 257.7 sq m

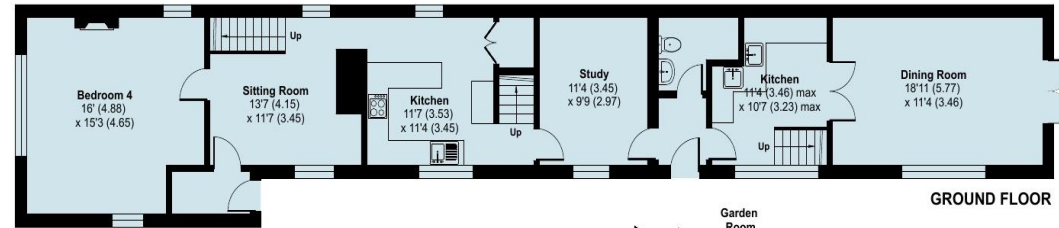
For identification only - Not to scale



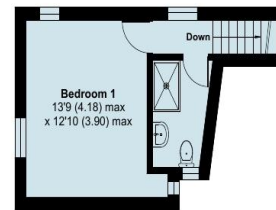
FIRST FLOOR 2



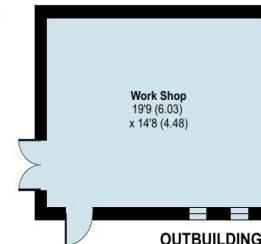
FIRST FLOOR 1



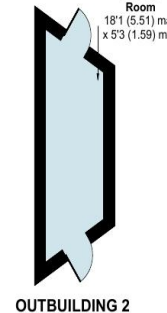
GROUND FLOOR



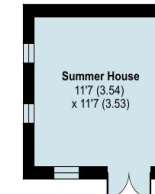
FIRST FLOOR 3



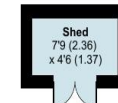
OUTBUILDING 1



OUTBUILDING 2



OUTBUILDING 3



OUTBUILDING 4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Howkins & Harrison. REF: 1401082

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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