

**2 Northampton Road  
Earls Barton  
NORTHAMPTON  
NN6 0HA  
£900,000**



- FIVE BEDROOMS
- TWO BATHROOMS
- EXTENSIVE GARDENS
- OUTHOUSES AND WORKSHOP
- PROMINENT LOCATION WITH LOVELY VIEWS

- DETACHED VICTORIAN HOME
- ELECTRIC LIFT TO FIRST FLOOR
- DOUBLE GARAGE
- TWO RECEPTION ROOMS
- ENERGY EFFICIENCY RATING : TBC

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the charming village of Earls Barton, this splendid Victorian detached house on Northampton Road offers a perfect blend of period elegance and modern convenience. With five generously sized bedrooms, this property is ideal for families seeking ample space and comfort. The two well-appointed reception rooms provide versatile living areas, perfect for both relaxation and entertaining guests.

The house boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. One of the standout features of this property is the impressive parking capacity, accommodating up to four vehicles, which is a rare find in such a prominent village location.

Surrounded by lovely views, the home invites you to enjoy the picturesque scenery that the area has to offer. The vibrant community of Earls Barton is known for its friendly atmosphere and local amenities, making it an excellent choice for those looking to settle in a welcoming environment.

This property presents a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. Whether you are looking for a family home or a tranquil retreat, this Victorian gem is sure to impress. Do not miss the chance to make this delightful house your new home.

## **Ground Floor**

### **Entrance Porch**

Enter via a double glazed composite front door into the entrance porch with tiled flooring. Door to;

### **Entrance Hallway**

Enter via an original wooden glazed door with glazed side panel into the spacious entrance hallway with stairs rising to the first floor. Under stairs storage cupboard and glazed door to a cool wine store with a double glazed window to the side aspect. Hallway has original picture rails and an air-conditioning unit. Door to;

### **Living Room**

18'2" x 13'10" (5.55 x 4.24)

A spacious living room with a double glazed bay window to the front aspect and a double glazed window to the side aspect. A feature portal style stained glass window to the front with a feature fireplace with a living flame gas fire. Radiator and original ceiling rose.

### **Dining Room**

14'2" x 11'11" (4.32 x 3.65)

Double glazed bay window to the front aspect with a feature fireplace, gas fire. and radiator.

### **Kitchen/Breakfast Room**

19'4" x 14'10" (5.90 x 4.53)

A range a floor and eyelevel kitchen units with matching worktops and complementary tiling and Amtico flooring. Built-in oven, five ring gas hob, microwave and fridge freezer. Plumbing for dishwasher with a single bowl inset sink with double drainer and mixer taps. Double glazed windows to the front and side aspects with double glazed patio doors leading to the gardens and three radiators. A wooden door leading to the rear parking area and garages.

## **Study**

12'1" x 8'1" (3.69 x 2.47)

Double glazed window to the side aspect with Amtico flooring and a radiator. Built-in electric lift to the first floor.

## **Utility Room**

Utility room with a range of floor and eyelevel units with matching worktops and complementary tiling. Plumbing for washing machine and single bowl inset sink with drainer and mixer taps. Dual aspect double glazed windows to front and rear.

## **Downstairs Cloakroom**

Two piece suite comprising a WC and pedestal wash basin with Amtico flooring, single radiator and double glazed obscure window to the rear aspect.

## **First Floor**

### **First Floor Landing**

Spacious first floor landing with a stained glass window to the side aspect and double glazed window to the front aspect. A range of built-in storage cupboard and wardrobes and an air-conditioning unit. Door to;

### **Master Bedroom**

16'1" x 14'0" (4.92 x 4.28)

Double glazed bay window to the front aspect with lovely views over countryside. A range of floor to ceiling built-in wardrobes with a vanity sink unit and a radiator.

### **Bedroom Two**

14'2" x 12'0" (4.34 x 3.66)

Double glazed bay window to the front aspect with a feature fireplace and a double radiator.

### **Bedroom Three**

12'5" x 12'4" (3.81 x 3.77)

Double glazed window to the rear aspect. A feature original fireplace with a vanity sink unit and a double radiator.

### **Bedroom Four**

16'9" x 9'0" (5.12 x 2.75)

Dual aspect double glazed windows to both sides. An electric lift from ground floor. A vanity sink unit and radiator.

## **Family Bathroom**

Four piece suite comprising WC, wash basin housed in a storage cabinet, a bath and a walk-in shower cubicle with tiling to water sensitive areas. Two double glazed obscure windows to the rear aspect and an upright chrome towel radiator.

## **Top Floor**

### **Top Floor Landing**

Top floor landing with a double glazed window to the rear aspect and two large walk-in storage cupboards.

## **Top Floor Suite**

15'9" x 13'4" (4.82 x 4.08)

Large spacious top floor suite with double glazed window with stunning views over countryside. Three Velux roof lights and a window seat. Three built-in storage cupboards and door to;

## **Shower Room**

Two piece suite comprising a pedestal wash basin and walk-in shower cubicle. A built-in storage cupboard with a chrome radiator and a Velux roof light.

## **WC**

Two piece suite comprising a WC and pedestal wash basin with a Velux roof light and a single radiator.

## **Externally**

### **Gardens**

Large wrap around gardens to the front, rear and side with a large lawn area and stocked with mature trees, bushes and shrubs. There is separate seating and patio areas with a summer house.

### **Garage Block**

A range of brick built out houses including a double garage, workshops and storage with solar panels. The home also benefits from a large private driveway allowing parking for several cars.

## **Local Information**

### **Earls Barton**

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the recreation grounds and surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.







TOTAL FLOOR AREA: 2489 sq.ft. (231.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.