



Eleanor House
Bridge Street | Geddington | Kettering | Northamptonshire | NN14 1AD



STEP INSIDE

Eleanor House

A beautifully refurbished, five-bedroom, Grade II listed Georgian home, dating from 1767, occupying a prime position in the very heart of Geddington village, just moments from the historic Eleanor Cross.

Eleanor House is set behind electric gates and enjoys a completely private, south-west facing walled garden, this exceptional home offers a rare combination of period elegance, modern living and seclusion something seldom found in such a central village setting.

The property has been thoughtfully and extensively improved by the current owners, blending its wealth of original character with high-quality contemporary finishes to create a stylish and highly liveable home.

The accommodation is arranged around a welcoming central hallway with a charming staircase and limestone flagged floor. There are three beautifully proportioned reception rooms, each with its own distinct character, including a part-panelled sitting room with an impressive inglenook fireplace, and a further reception room with bespoke fitted bookcases and wood burning stove.

At the heart of the home is a superb open-plan kitchen and dining space, designed for modern living and entertaining. Flooded with natural light from a bespoke wooden lantern by Westbury Joinery, the kitchen is fitted with an extensive range of bespoke cabinetry, quartz work surfaces, integrated appliances and a central island. A limestone floor with underfloor heating runs throughout, complemented by additional handcrafted oak units and an Aga. This is a wonderfully sociable and practical space, ideal for both everyday family life and entertaining on a larger scale.

Beyond the kitchen, a further reception room formerly the village shop provides a charming family room, with views towards the Eleanor Cross, fitted cabinetry and a gas-fired stove. A generous utility/boot room and guest cloakroom complete the ground floor.

On the first floor, a bright and spacious split-level landing leads to the main bedroom, a bright and elegant room with fitted wardrobes and a concealed door opening to a beautifully appointed en-suite bathroom. There are two further double bedrooms on this floor, along with a stylish family bathroom finished to a high standard.

The second floor provides two additional double bedrooms, both with exposed beams and dormer windows overlooking the village, offering flexible accommodation for guests, family or home working.





SELLER INSIGHT

“ 1 Bridge Street has been our home for over 20 years, and it has been a truly special place for me and my family. What first drew me to the property was its charm and character, it is such a pretty home, perfectly set within a village that we immediately fell in love with.”

“During our time here, we have thoughtfully modernised the house throughout, always remaining sympathetic to its original style and history. We extended and reconfigured the layout as it was once a shop many years ago, to create a space that flows beautifully. The kitchen in particular has become the true heart of the home, where we spend so much of our time together.”

“My favourite rooms are the kitchen and the lounge. The lounge, in particular, feels like a cosy snug, especially in the winter months with the open fireplace.”

“The garden is another highlight. Despite being in the centre of the village, it feels incredibly private - a real sanctuary. I have always loved sitting outside, especially when the magnolia tree is in bloom; for those few weeks each year, it is simply beautiful. It has also been a safe and happy space for our children and dogs as they grew up. From the top two bedrooms, the views are truly special, overlooking the historic bridge and ford. From the front of the house, you can also see the Queen Eleanor Cross, which is simply stunning.”

“This home is perfect for entertaining. The kitchen is spacious and welcoming, and it is always been a home where everyone naturally gathers, especially at Christmas.”

“The community here has been fantastic. Our children were young when we moved, and we were looking for a safe environment with a good school and the village offered exactly that. They were able to walk to school, and there has always been plenty to do, from cricket and football to enjoying the lovely playground and nearby river. It has been an idyllic place to raise a family.”

“What I will miss most is the life we have built here. This is the longest I have ever lived in one home, and it holds so many treasured memories and friendships. The sense of community is truly special, and it will be greatly missed.”

“It now feels like the right time for a new chapter. This home has been wonderful to us, and we have taken great pride in being its custodians. We now look forward to passing it on, so that it can bring as much happiness and as many memories to its next owners as it has to us.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Outside, the property is approached via electric gates opening onto a gravelled driveway providing parking for several vehicles, along with a stone-built garage and workshop and an electric vehicle charging point.

The south-west facing garden is a particular feature of the property completely enclosed and offering a high degree of privacy. Laid mainly to lawn with mature planting, an impressive magnolia tree and a brick paved terrace for outdoor dining, it provides a peaceful and secluded setting that contrasts beautifully with the property's central village location.

Geddington is a highly regarded village known for its historic architecture and strong sense of community. Amenities include a public house, café, primary school and cricket ground, all contributing to its enduring appeal. The nearby town of Kettering offers mainline rail services to London St Pancras, making the property well suited to those seeking a balance of village life and connectivity.

Eleanor House represents a rare opportunity to acquire a truly special period home in one of Northamptonshire's most sought-after villages.

Services, Utilities and Property Information

Tenure Freehold | Council Tax Band G | EPC D

Property information

Tenure: Freehold

Council Tax: Band G (Kettering)

EPC rating: D

Listing status: Grade II Listed

Construction: Stone under tiled roof

Services: Mains gas, electricity, water and drainage

Heating and hot water: Gas central heating

Gas-fired four-oven Aga (not connected to the main hot water system)

Broadband: FTTC/FTTP available (buyers should verify speeds and providers)

Mobile coverage: 5G reported in the area (buyers should confirm with their provider)

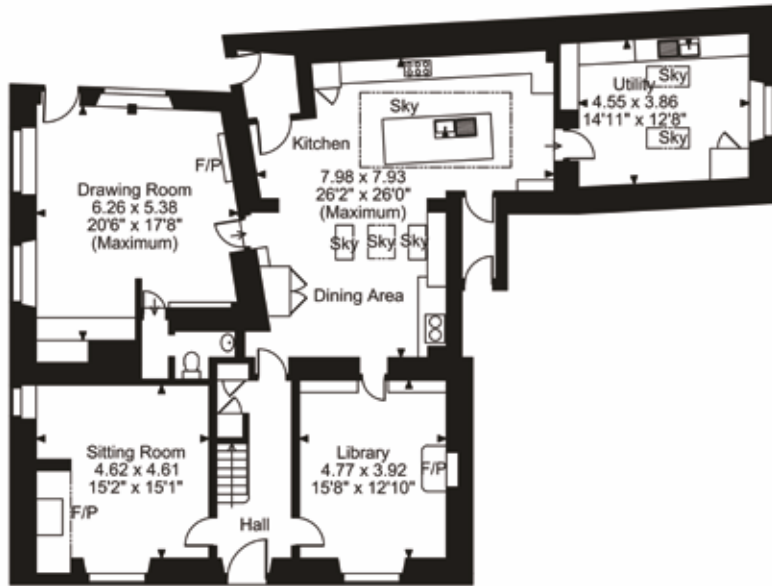
Parking: Garage and ample driveway parking, dedicated EV charging facility

Access: The property enjoys shared access arrangements with a neighbouring property, providing convenient and established rights of way. Further details are available within the title documentation.

Nestled within a highly regarded conservation area, this home forms part of an architecturally rich and protected environment, enhancing both its appeal and long-term desirability.



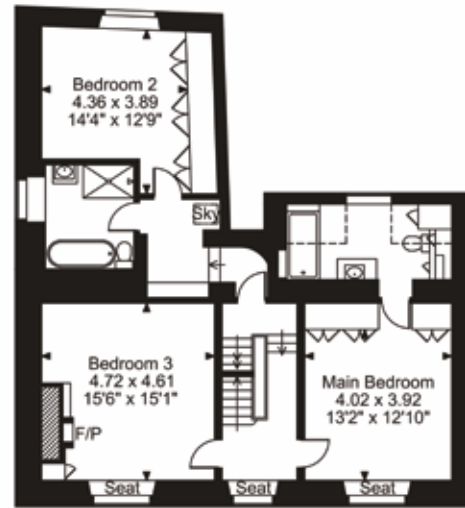
Bridge Street, Geddington, Kettering
Approximate Gross Internal Area
Main House = 3270 Sq Ft/304 Sq M
Garage/Workshop = 534 Sq Ft/50 Sq M
Total = 3804 Sq Ft/354 Sq M



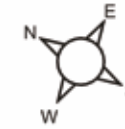
Ground Floor



Second Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.





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