



Long Furlong, Catesby Road, Hellidon,  
Daventry, Northamptonshire, NN11 6LW

HOWKINS&HARRISON  
**Equestrian**

# Long Furlong, Catesby Road, Hellidon, Daventry, Northamptonshire, NN11 6LW

An exceptional rural lifestyle opportunity featuring a beautifully presented substantial family home finished to a high specification throughout, with additional outbuildings and equestrian facilities set within 20.41 acres.

Extending to approximately 20.41 acres (8.26 ha).

## Features

- Stylish 5-bedroom dwelling extending to 4,565 sq. ft with detached garage/workshop
- Equestrian facilities including stabling, general purpose outbuilding and all-weather menage
- 18.04 acres of pastureland
- Countryside views in a desirable and tranquil rural setting

## Distances Approximate

- Daventry: 5 miles
- Southam: 9 miles
- Banbury: 15 miles
- Northampton: 18 miles
- Birmingham: 45 miles
- London: 80 miles

Long Furlong is situated between the Northamptonshire villages of Catesby and Hellidon. The local market town of Daventry is approximately 5 miles northeast, Southam situated approximately 9 miles south and Banbury approximately 15 miles south, all providing a vast range of local and amenity services, together with extensive education and employment opportunities.

The property offers easy access to the A361 and A45 trunk roads, with Junction 16 of the M1 approximately 10 miles northeast, as well as Junction 11 of the M40 approximately 14 miles south. The property benefits from good connectivity to the Midlands' road network, with Banbury and Northampton providing mainline railway services to London Euston and Birmingham New Stret.

The property is shown on the location plan.





## Description

Long Furlong is a lifestyle property with meticulous attention to detail throughout, incorporating high-specification fixtures and fittings offering a unique and rarely available package comprising an extensive family home, an excellent range of equestrian facilities, modern outbuilding and land, all set within a desirable and tranquil, yet convenient rural location. Commanding a prominent position within the 20.41 acre plot, the property provides flexible, open-plan living accommodation extending to approximately 4,565 sq. ft that will appeal to a variety of purchasers, particularly those seeking an equestrian, lifestyle or amenity property.

Situated within its own plot with wrap around landscaped gardens with views to the south over neighbouring farmland, the property is approached directly from the public highway via a sweeping driveway through an electric gate. The house is a modern family home, benefitting from modern features throughout, and is arranged over two floors.

Externally the property has red brick and render elevations under a slate roof, and has been comprehensively refurbished and extended, as well as sympathetically modernised throughout. Additionally, the property benefits from a detached double garage/workshop located to the south of the house which was built from new in 2010. The garage/workshop is arranged over two storeys, with the ground floor used as a mixture of garage and workshop space complete with electric up and over doors, and the first floor providing flexible amenity space with first fix plumbing in place for a shower/toilet.

The residential accommodation is shown on the floorplan and comprises:

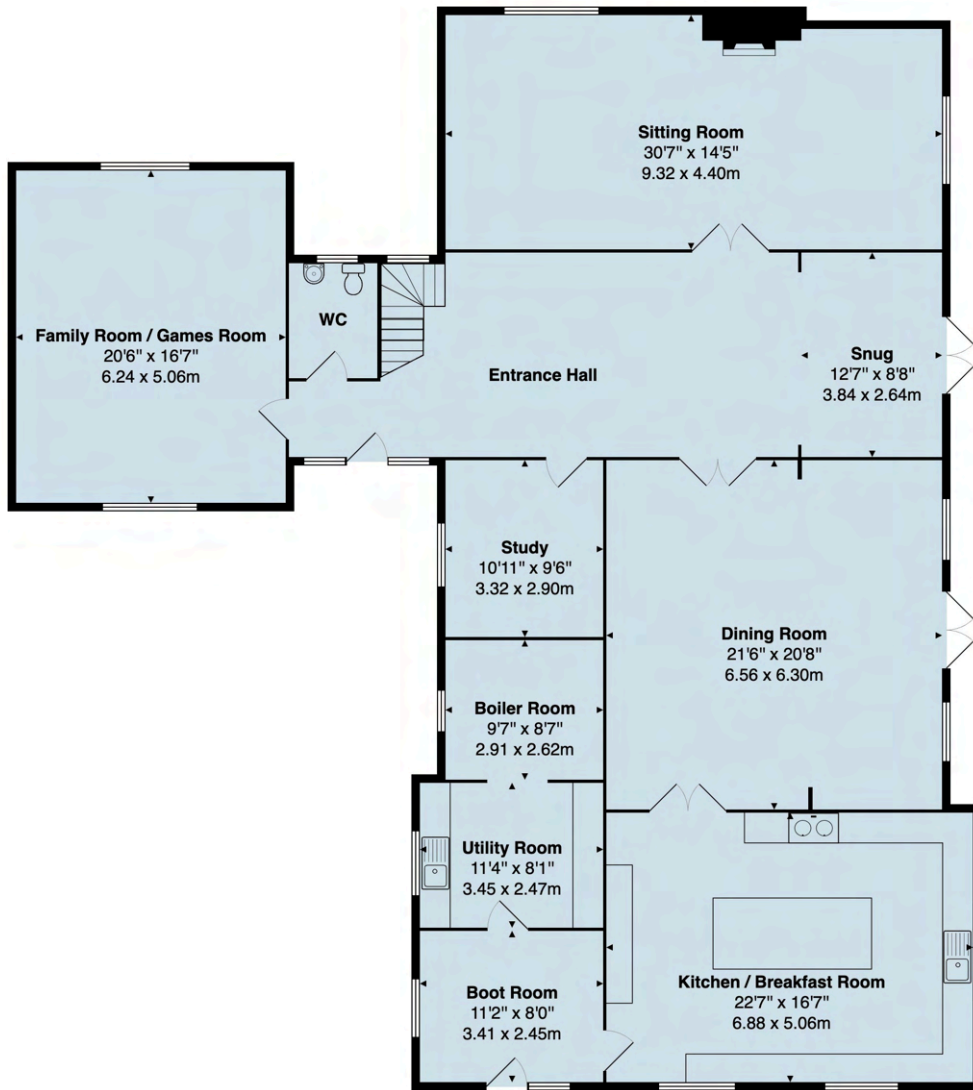
### Ground Floor:

- Entrance Hall
- Family Room/Games Room
- Sitting Room
- Snug
- Dining Room
- Kitchen/Breakfast Room
- Boot Room
- Utility Room
- Boiler Room
- Study

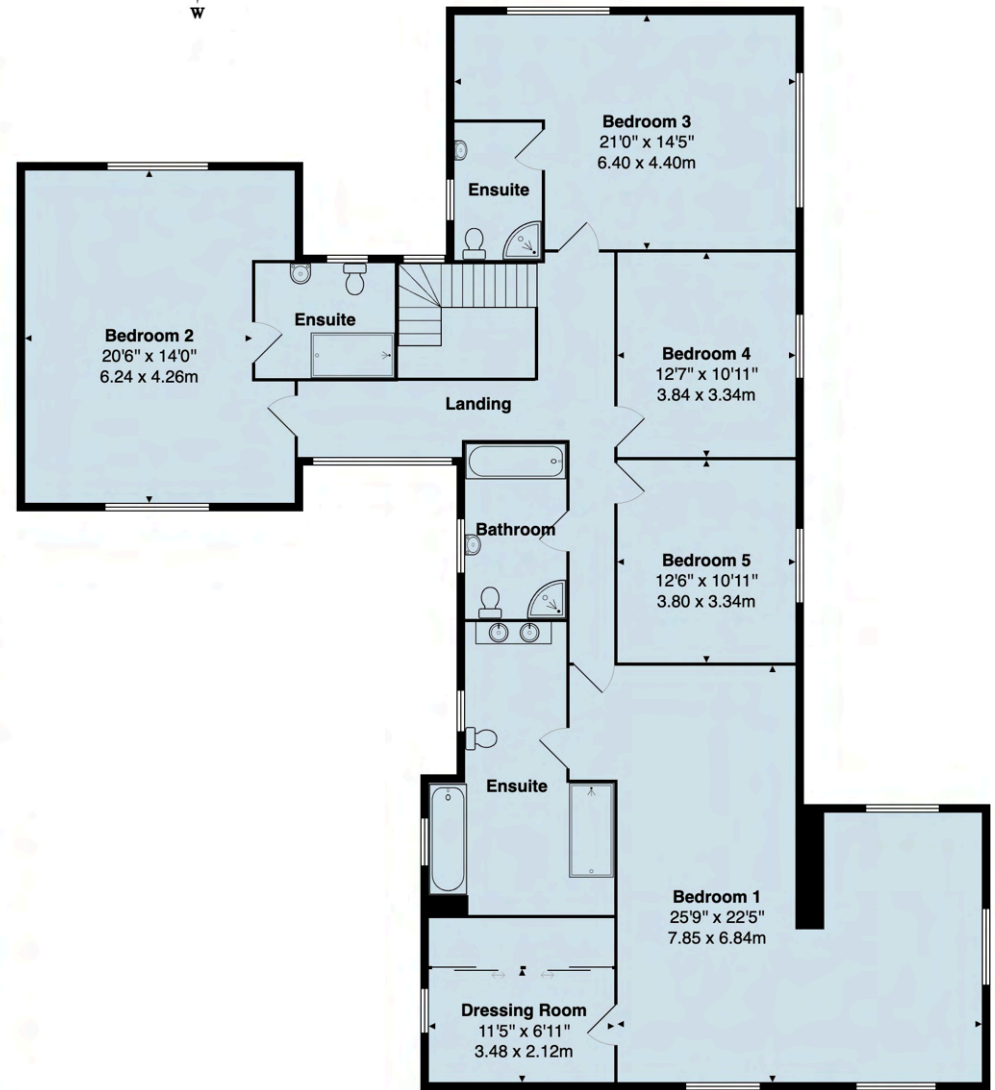
### First Floor:

- Bedroom 1 with Dressing Room and Ensuite
- Bedroom 2 with Ensuite
- Bedroom 3 with Ensuite
- Bedroom 4
- Bedroom 5
- Family Bathroom

# FLOOR PLAN



Ground Floor



1st Floor

Approximate Total Area 424.1m<sup>2</sup> 4,565sq. Ft

## Land

The land extends to approximately 18.04 acres (7.30 hectares) and comprises six main parcels, split into several smaller enclosures. The external boundaries are made up of a mixture of post and rail and stock wire fencing and mature hedgerow and trees, with the small paddocks internally split by post and rail fencing. The land has a mains water supply with auto fill troughs located throughout the parcels, as well as several field shelters throughout.

The land referred to as Tunnel Bank which is the land located to the east of the property is situated above the Catesby Tunnel which is a former Victorian railway tunnel. Within this land parcel is a large plantation of approximately 3,000 mixed native tree species which was managed by Oakbank and planted approximately 3 years ago with the help of a subsidy scheme. Any purchaser should note that this site has been registered for carbon credits.

Situated to the north of the property is a cricket bat willow plantation which was planted a couple of decades ago. The plantation is under contract with JS Wright who maintain the plantation at least twice per annum, with approximately 43 trees planted currently, with some 29 due to be felled in the next couple of years, and the remainder having only recently been planted. Once the willows reach maturity, these will be felled and the owner will receive a payment. The contract will pass free of charge to the successful purchaser.

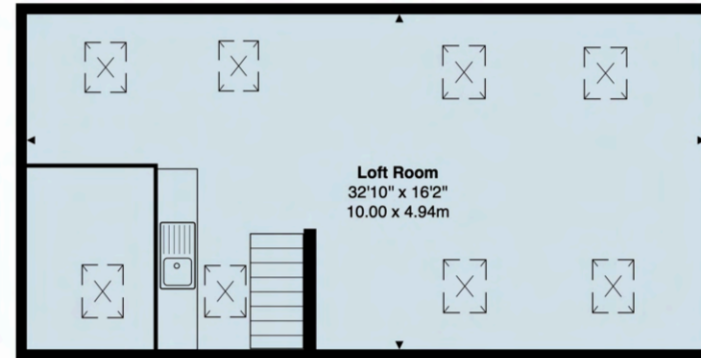
For further details on this please contact the Vendor's agent.

## Buildings

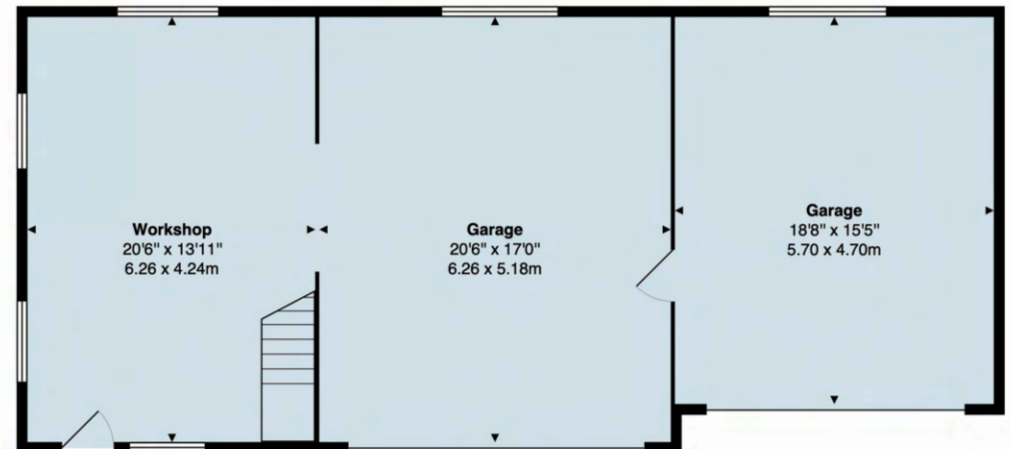
Situated to the east of the property is hard-standing yard which sites a general purpose 4-bay agricultural outbuilding of brick and fibre cement sheeting construction complete with a concrete floor, with half of the front elevation being open fronted, and the other enclosed by a sliding metal door. The building is currently used for the storage of agricultural machinery and equipment.

Alongside the agricultural building is a timber frame stable block comprising three stables, as well as a feed store and tack room. Additionally, situated next to the stable block is a well-constructed 40m x 20m all-weather menage.

## Garage/Workshop Floorplan



Loft Room above Garage



Ground Floor Garage



## Services

Long Furlong benefits from mains electricity and water, with oil fired central heating and private drainage via a biodisc septic tank which is on a gold service contract with Kingspan.

The garage/workshop benefits from a mains electricity and water supply, with oil fired central heating and private drainage via a septic tank.

The agricultural building and stable block benefit from a mains water and electricity supply, with the stables also benefitting from a hot water heater situated in the tack room.

The agricultural land benefits from a mains water supply with auto fill water troughs situated throughout the parcels.

All the electrics, heating systems, plumbing, drainage, oil tank and private drainage infrastructure was installed new when the property underwent extensive refurbishment and extension in 2010.

## Rights of Way Etc.

Access to the residential element and outbuildings is via a private drive off the public highway known as Catesby Road marked A on the plan. The property can also be accessed from a secondary access point, which provides vehicular access to the house, equestrian facilities and paddocks, which is marked B on the plan.

The land can be accessed from the public highway across third party property via a prescriptive right of access, which opens out onto a hardcore track running through the centre of the property, marked C on the plan. The land referred to as Tunnel Banks can also be accessed via point D marked on the plan.

There is a right of way across the access track marked by blue hatching on the sale plan for the residents of four residential properties situated to the south of the property. For full details please speak to the Vendor's Agent.

There is a bridleway which runs along the southern boundary of the property, which enables the property to benefit from access to an extensive local bridleway and footpath network.

The property is also crossed from north to south by several overhead electricity lines.

The property is sold subject to all existing rights, wayleaves and easements.

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## Planning

It is the responsibility of the purchaser to make their own enquiries as to the planning history of the property.

## Tenure & Possession

The property will be sold freehold with vacant possession given upon completion.

## Plan, Area & Description

The property is currently registered under title numbers NN298124, NN293657, NN351331, NN375632 and NN376473.

Please note field numbers quoted may not match the RPA field numbers and a plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions and misdescriptions.

## EPC Rating

Long Furlong has a rating of C (71) with potential for C (74).

## Council Tax

Long Furlong is within Council Tax Band E and the amount payable for 2026/27 is £2,911.01.

## Rural Land Register & Environmental Schemes

The land is not registered with the Rural land Register and therefore is not currently within any SFI scheme or any other environmental management scheme.

## Restrictive Covenant

The property is sold with the benefit of a restrictive covenant over the adjoining Title NN393223 effectively for the quiet enjoyment of Long Furlong.

For further details, please speak to the Vendor's Agent.







## Local Authority & Utility Companies

West Northamptonshire Council      Tel. 0300 126 7000  
Western Power                              Tel. 0800 096 3080

## Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale.

## Method of Sale

The property is offered for sale by private treaty and any interested party should submit their unconditional offers to the Agent's Towcester Office for the attention of Tayla Cave.

## Lotting

The vendor reserves the right to offer the property for sale in any other order than that described in these particulars, subdivide, amalgamate or withdraw the property from sale without prior notice.

## Fixtures & Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded. Some of the equipment and machinery may be available by separate negotiation to the successful purchaser.

## What3Words

Using the What3Words app the following will take you to the entrances for the property:

Access A - [///footpath.sprinting.joked](#)

Access B - [///built.event.doses](#)

Access C - [///mops.gossip.comedy](#)

Access D - [///crockey.videos.century](#)



## Vendors Solicitor

Guy Stephenson

Spratt Endicott Solicitors, 52 – 54 The Green, Banbury, Oxfordshire, OX16 9AB  
01295 204122

GStephenson@se-solicitors.co.uk

## Viewing

Viewing is strictly by appointment by contacting Tayla Cave on 01327 397979 or email: [Tayla.cave@howkinsandharrison.co.uk](mailto:Tayla.cave@howkinsandharrison.co.uk). Please note, this is a working property and therefore appropriate health and safety advice, and bio-security measures must be taken.

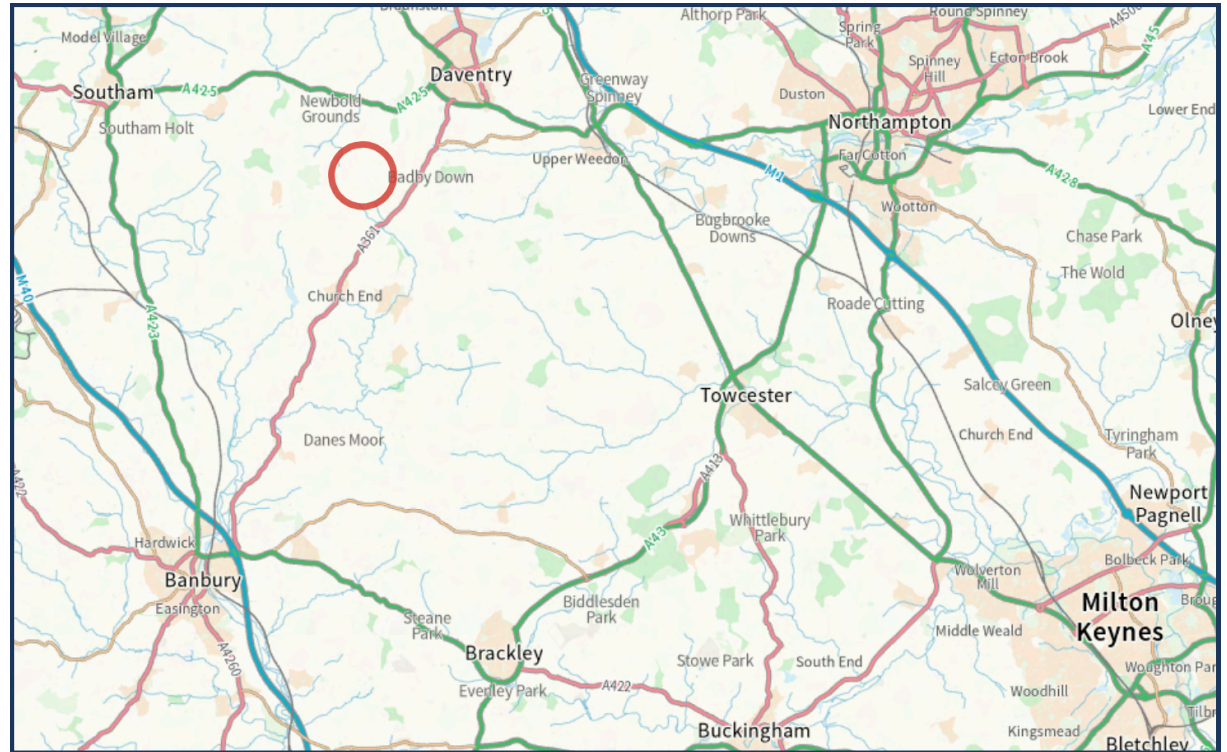
## Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

## AMC

If you would like to discuss financing a purchase of agricultural land, please speak to our recommended AMC agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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