



GREENER **Country** HOUSES & COTTAGES



Orchard Acre 11 North Street, Mears Ashby, Northampton, NN6 0DW

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This very attractive detached early 18th Century period stone house offers spacious four bedroomed accommodation including a master suite and family bathroom together with three reception rooms, a kitchen/breakfast room and conservatory, the whole extending to approximately 2,350 square feet. In addition there is a detached one bedroomed annex with living room, bedroom one, shower room, kitchenette and WC. There is a useful range of outbuildings including a double garage, stable and workshop/store. The property stands in delightful south facing lawned gardens and old orchard extending to in excess of one third of an acre.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

12'7 x 10'10

Approached through a canopy porch and a ledged oak door, this room has an unusual cast iron former water pump in the corner (not in use) and a staircase rises to dressing room/loft on the first floor.

DINING ROOM

14'4 x 11'9

Ceramic tiled floor beneath exposed ceiling beams, feature brick fireplace, leaded light windows and doors giving access to:-



KITCHEN/BREAKFAST ROOM

25'0 x 11'8 maximum

The kitchen area is fitted with oak fronted floor and wall cabinets with laminated working surfaces incorporating a Belfast sink with mixer tap over. There are twin low level Neff ovens beneath a four place gas hob all of which is set within an exposed brick inglenook with chimney breast over. There is plumbing for automatic dishwasher and a vaulted ceiling with exposed roof trusses. A panel glazed door opens to the driveway and garden beyond.

LIVING ROOM

19'1 x 14'0

The focal point is a stone inglenook fireplace over a red brick hearth with a cast iron log burner (log burner not in service and not useable). There is an exposed beam, leaded light window and leaded light French doors opening to:-



CONSERVATORY

19'4 x 11'8

Constructed on a stone base with glazed super structure and mono pitch roof, French doors opening to the rear garden. The flooring is of terracotta and there is a central heating radiator, wall light points and power points. (Agents Note: The conservatory roof is leaking and the vendors do not intend to repair).



SIDE HALL

14'6 x 6'4

Approached through a canopy porch and ledged oak door this hall contains the stairs rising to the first floor and there are doors leading to:-

CLOAK/SHOWER ROOM

13'11x 6'0 overall

The cloakroom has a stainless steel sink unit and plumbing for automatic washing machine and there is a boiler cupboard housing the gas fired boiler. The shower room has a Triton TAT shower in a cubicle, pedestal wash basin and WC and there is a shelved cupboard.

STUDY

13'9 x 13'2

Believed to have once been a village shop this room has a feature panel clad wall with open hearth stone fireplace with built in shelving and cupboard to the side. A three casement leaded light window overlooks the rear garden.



FIRST FLOOR

LANDING

14'4 x 6'6

Exposed purlin timber, archway to inner landing and doors leading to:-

MASTER BEDROOM SUITE

BEDROOM ONE

13'6 x 13'0

Three casement leaded light window overlooking the rear garden, there are exposed purlin timbers, a roof voided access hatch and door to:-



ENSUITE SHOWER ROOM

7'1 x 4'10

With a white cottage suite of quadrant shower cubicle with Triton shower, pedestal wash basin and WC.

FAMILY BATHROOM

8'9 x 7'4

Also with a white suite of panelled bath with Triton TAT shower over, pedestal wash basin. WC and airing cupboard with hot water cylinder.

INNER LANDING

19'1 x 3'10

Three casement window to the rear elevation, exposed purlin timber and ledged doors leading to:-

BEDROOM TWO

14'6 x 12'0

With vaulted ceiling, two casement window, exposed purlin and roof void access hatch. A door connects to:-



DRESSING ROOM/LOFT ROOM

12'9 x 11'4

Located above the entrance hall and approached via a staircase through a trap door, this room has a vaulted ceiling and a leaded light window to the gable elevation.

BEDROOM THREE

10'7 x 10'6

With leaded light window and exposed purlin timber.

BEDROOM FOUR

10'3 x 8'4

With exposed purlin timber and wall light points.

OUTSIDE

Orchard Acre is approached through double leaf wrought iron gates opening to a private gravelled drive where there is ample parking and turning space between the house and the detached annex and double garage.

ANNEX

Constructed of stone and brick beneath a pan tiled roof and with accommodation comprising:-

RECEPTION ROOM

18'1 x 9'0

Exposed roof truss, leaded light windows to the courtyard elevation and doors to:-

LIVING ROOM

19'9 x 12'8

A spacious room with an oak stripped floor board beneath a vaulted ceiling and exposed roof truss there is an exposed stone feature wall and leaded light French doors opening to the courtyard at the side.



BEDROOM

11'0 x 10'4

With exposed roof truss and vaulted ceiling with triple roof lights, a door leads to:-

SHOWER ROOM ENSUITE

With ceramic tiled cubicle with integrated wash basin.

KITCHENETTE

6'7 x 4'1

With stainless steel sink unit with cupboard under and space for a fridge. A door leads onto:-

CLOAKROOM

5'10 x 3'6

With a white suite of WC and bracket wash basin.

ANNEX COURTYARD

The annex is divided from the main body of the garden within a walled courtyard laid to paving and pebble terracing and well planted with established shrubs giving a high degree of privacy.

DOUBLE GARAGE

24'10 x 20'1

Constructed of brick beneath a slate roof the double garage houses the Ideal gas fired boiler serving the annex and is approached through twin electrically operated up and over doors and has light and power connections.

STABLE

15'2 x 10'8

Approached through a stable door where there is an external Pod Point electric vehicle charger.

WORKSHOP/IMPLEMENT STORE

24'3 x 10'2

This substantial building is attached to the stable providing a workshop area with a fitted work bench and useful store room.

GARDENS

The gardens sit entirely to the south and west of the house largely laid to lawn and bounded by a combination of stone walls surmounted by established hedges and by part railings on the south elevation where there are further hedges. The western part of the garden comprises an old orchard with a variety of mature fruit trees.

PLANNING

The property is Listed Grade II as a building of Architectural or Historic interest. List entry number 1371721.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through a Vaillant gas fired boiler also providing domestic hot water. The annex has its own gas fired boiler. It is understood that the gas hob in the kitchen is powered from a Calor gas cylinder.

COUNCIL TAX

North Northamptonshire Council - Band G

LOCAL AMENITIES

Within the village there is a Church of England Church and Recreation Ground. There is a footpath leading from the village of Mears Ashby to Sywell Country Park which stands to the south west of the village and where the footpath follows a route around Sywell Reservoir. The village of Mears Ashby provides a Church of England Primary School with secondary education in the nearby town of Wellingborough.

HOW TO GET THERE

From Northampton proceed in a north easterly direction along the Kettering Road leaving the town passing the village of Moulton and signposted towards Kettering. At the roundabout junction with the Sywell and Holcot Lane roads turn right onto Holcot Lane signposted toward Sywell. At the next roundabout turn left and then immediately right through the old village of Sywell along the Sywell Road. On approaching Mears Ashby at the cross roads turn left along the Earls Barton Road and then right into North Street. Follow the road down the hill to the bottom and then proceed up hill where the entrance to Orchard Acre is on the right hand side.

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