

The Carriage House

NORTHAMPTON



Welcome to The Carriage House - a one of a kind five bedroom detached home, meticulously reimaged by its owners; combining unrivalled craftsmanship, bespoke finishes and rare materials with timeless elegance and exceptional luxury.

- Exceptional detached home of rare quality, which has been subject to extensive refurbishment and restoration
- Spectacular open plan kitchen, dining and family space
- Cinema style sitting room with projector and retractable screen
- Stunning orangery offering versatile space for work, dining, or entertaining
- Five generously proportioned double bedrooms, including a luxurious principal suite
- Fully redeveloped private swimming pool and fitness complex, creating a wellness retreat of rare calibre
- Landscaped gardens with lighting package and multiple outbuildings
- Substantial cellar providing valuable storage and additional potential
- Secure gated approach with extensive parking and refurbished three-bay garage
- Multi-functional studio space with independent access, perfect for a home office, creative studio, or future annexe STPP









Ground Floor

At the heart of The Carriage House lies a spectacular open-plan kitchen, dining and living space - impressive in scale yet effortlessly inviting. Designed to balance relaxed family living with refined entertaining, the space flows seamlessly through two sets of French doors onto a beautifully raised slate terrace, creating a natural dialogue between indoors and out.

The bespoke kitchen is appointed to an exceptional specification centred around Gaggenau appliances including double ovens, induction hob, built-in coffee machine and blast chiller with dual dishwashers serving the kitchen and utility. A relaxed seating area forms a TV snug, complete with integrated Bose surround sound, perfect for cosy family evenings. Bespoke timber panelling and considered joinery introduce warmth and subtle character, reflecting the home's wider attention to detail.

A separate sitting room has been designed as a fully immersive cinema space, featuring a high-quality projector, surround sound and a retractable screen that disappears when not in use; ideal for watching the latest home movie or streaming sport in luxury. The drawing room offers a more formal reception, centred around a bespoke fireplace and finished with refined detailing.

The orangery is a particularly special addition - more than an extension, it is a continuation of the home's craftsmanship. Currently a luxurious home office, it could equally serve as a formal dining area or additional reception, offering flexibility for modern living. Ethernet wiring to key areas ensures reliable connectivity for those working from home. A well-appointed utility and cloakroom are thoughtfully positioned, complementing the overall ground floor layout.









First and Second Floors

The principal bedroom suite is beautifully proportioned, enjoying elevated views over the garden and complemented by a luxurious ensuite bathroom. A second double bedroom benefits from its own ensuite and dedicated dressing area, while further bedrooms are well served by a thoughtfully designed family bathroom featuring a freestanding bath, large rainfall shower and underfloor heating. A dedicated high-pressure water system serves all showers throughout the house, ensuring exceptional performance across all bathrooms.

The second floor provides two additional double bedrooms, one with ensuite, alongside a further bathroom. This level creates an ideal arrangement for guests, teenagers or extended family, with a natural sense of privacy and independence. Air conditioning has been thoughtfully integrated into three bedrooms and three reception rooms, enhancing comfort throughout the year.







Fitness & Leisure Complex

A defining feature of The Carriage House is the comprehensively redeveloped fitness and leisure complex; taken back to its shell and entirely re-imagined to create a private wellness environment of a calibre rarely found in a residential setting. At its centre is an approximately 20 metre swimming pool, lined in large-format natural black slate with inlaid lighter slate marking the swim lane - a striking combination of luxury and functionality, equally suited to serious training or relaxed family use.

Bespoke resistance equipment from the Life Fitness Insignia range complements the refined interiors, while fully integrated ducted air conditioning, luxury changing and shower facilities, underfloor heating, honed travertine and slate finishes complete this outstanding space.

Studio

Above the leisure complex, a newly created first-floor space - accessed via an external staircase - provides highly flexible additional accommodation. Ideal as a home office, studio or guest suite, it offers valuable separation from the main house and further enhances the property's versatility.



Grounds & Outbuildings

The property is approached via electronic gates, opening onto a generous driveway with ample parking. The grounds have been beautifully landscaped to complement the house, creating a setting that is both beautiful and functional. The raised slate terrace is set within walls of locally sourced sandstone, artisan-laid to create a natural dry-stone-wall finish - an ideal setting for outdoor dining and entertaining. An additional depth boundary wall offers effective screening from the road, enhancing both privacy and tranquillity. A dedicated barbecue area, complete with festoon lighting, comes into its own on summer evenings. Beyond lies a generous lawn, bordered to enhance both privacy and tranquillity.

A notable feature is the summer house, complete with its own bathroom, offering additional space to relax or entertain. The former carport has been transformed into a refurbished three-bay garage with remote-controlled powered doors, accompanied by an adjoining office room. Additional outbuildings, including a practical workshop, have been reroofed and upgraded. Externally, high end wall and pedestal lanterns and carefully positioned garden uplighting enhance the setting into the evening, while a newly installed gated entrance, intercom system and 24/7 monitored security provide further peace of mind.





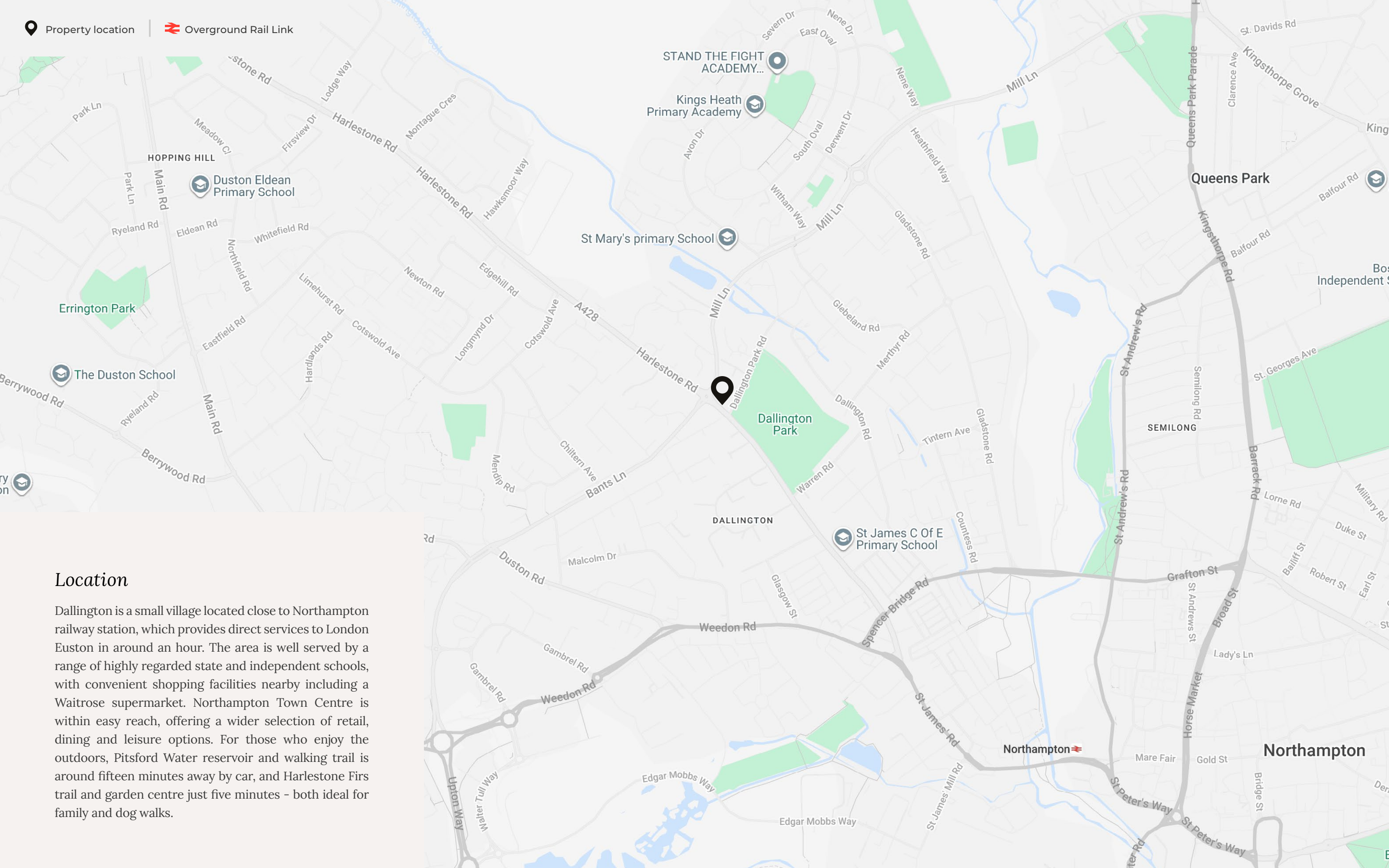
Craftmanship & Materials

What truly sets The Carriage House apart is the extraordinary attention to detail and craftsmanship throughout. Materials have been carefully sourced, restored, or commissioned to ensure authenticity, longevity, and consistency. Solid European oak flooring runs through principal areas, with hand laid parquet blocks finished through a multi-stage process to create a rich, characterful surface. Original cast iron radiators have been meticulously restored, complemented by bespoke replicas, while skirting boards, architraves, and mouldings faithfully reflect the home's period character.

Fireplaces in the principal reception rooms and kitchen have been individually designed, combining period charm, bespoke craftsmanship, and functional performance. Where original features could not be retained, they have been expertly recreated, ensuring a home of rare individuality and uncompromising quality. Practical infrastructure has received the same attention, with a new boiler recently installed and guttering replaced with cast iron replica profiles in keeping with the period character of the property.

The result is a home that feels effortlessly complete, and designed to be enjoyed for years to come.

Property location | Overground Rail Link

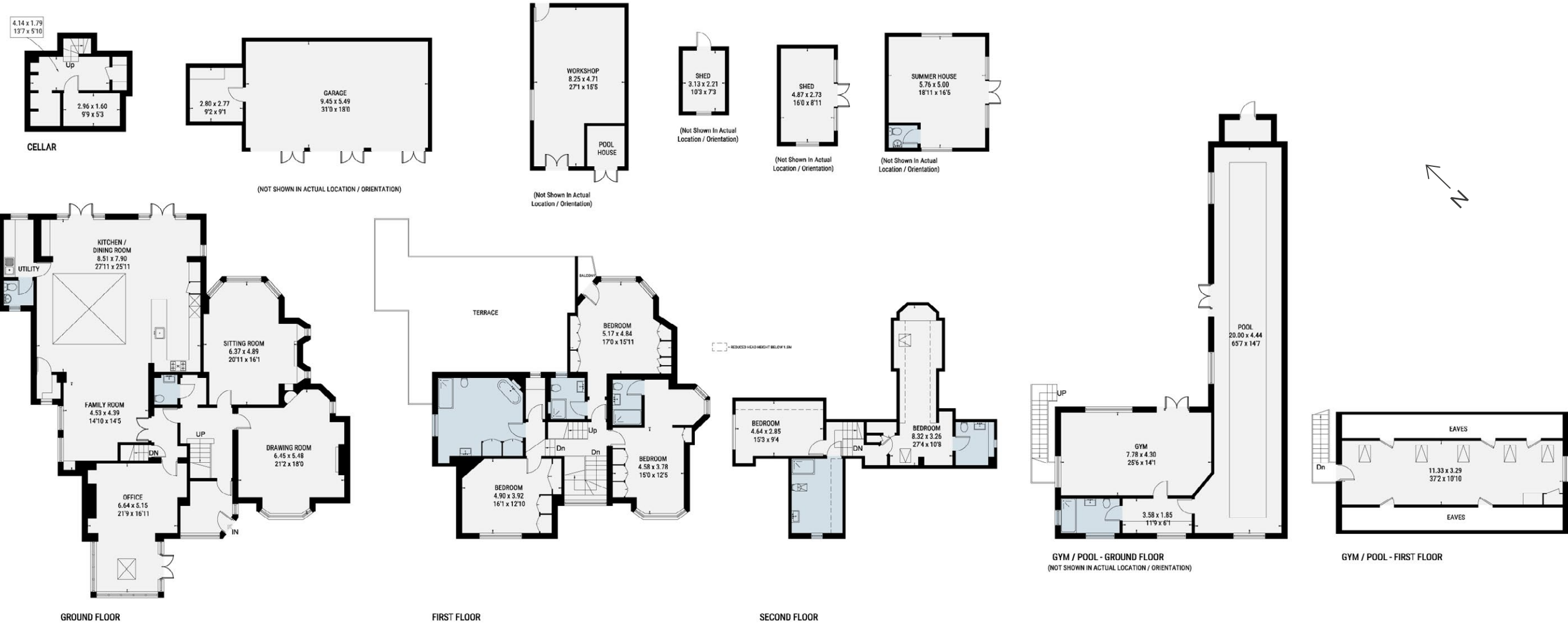


Location

Dallington is a small village located close to Northampton railway station, which provides direct services to London Euston in around an hour. The area is well served by a range of highly regarded state and independent schools, with convenient shopping facilities nearby including a Waitrose supermarket. Northampton Town Centre is within easy reach, offering a wider selection of retail, dining and leisure options. For those who enjoy the outdoors, Pitsford Water reservoir and walking trail is around fifteen minutes away by car, and Harlestone Firs trail and garden centre just five minutes - both ideal for family and dog walks.

Floor Plan

Total Approximate Area: 7,353 sq ft / 683.1 sq m



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