



Spencer House, 14 West End, Welford, Northamptonshire, NN6 6HJ

HOWKINS &
HARRISON



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14 West End, Welford,
Northamptonshire, NN6 6HJ

Guide Price: £875,000

Nestled in the charming village of Welford, Northamptonshire, this beautifully presented grade II Listed period property has been lovingly updated by the current owners to reflect modern day living, whilst retaining many original features, creating a warm and inviting atmosphere. Set over three generous floors, this wonderful family home sits on a large plot and further benefits from off-road parking for several vehicles and a double garage. The delightful landscaped rear gardens are a standout feature, offering a serene outdoor space – perfect for relaxing. Whether it be hosting summer barbecues or simply enjoying a quiet evening, this garden is sure to become a cherished retreat.



Features

- Sought after village location
- Period property
- Three storey
- Three reception rooms
- Beautifully appointed kitchen with walk-in pantry
- Utility and boot room
- Cellar
- Six bedrooms
- Two bathrooms
- Downstairs cloakroom
- Sympathetically updated by the current owners
- Log burner
- Original features
- Exposed beams
- Oak flooring
- Driveway parking for several vehicles
- Double garage and log store
- Generous rear garden
- Sizeable plot



Ground Floor

Step through the elegant front door, framed by a charming Victorian fanlight, into a welcoming and generously proportioned entrance hall where beautifully preserved patterned tiled flooring, bordered with oak, sets the tone for this characterful home. A staircase rises to the first floor, while doors lead to the ground floor living spaces. The principal living room enjoys a pleasant front aspect and features herringbone engineered oak flooring. At its heart sits a cosy log burner, perfectly positioned on a slate hearth with an oak mantle, providing an inviting focal point. Period features including an exposed ceiling beam, decorative coving, and a dado rail add to the room's timeless appeal. Double multi-paned doors open seamlessly into a delightful sitting room, where the herringbone flooring continues. This light-filled space boasts an abundance of multi-paned windows, exposed Northamptonshire stonework, and French doors opening directly onto the garden—perfect for indoor-outdoor living. From here, a secondary door leads to an inner hallway with useful storage, providing further access to the rear garden and the dining room. Also accessible from the main entrance hall, the dining room is rich in character, featuring herringbone flooring, an original built-in cupboard, exposed beams, and a stunning inglenook fireplace with exposed brickwork. A window seat to the front creates an ideal spot to relax and enjoy the outlook. The kitchen is beautifully appointed and bathed in natural light from dual-aspect windows fitted with shutters. Designed in a timeless shaker style, it offers an extensive range of wall and base units, complemented by elegant marble work surfaces. Additional highlights include exposed timber and brick detailing, porcelain tiled flooring and a Belfast sink, with appliances to include an integrated fridge, Fisher & Paykel dishwasher, extractor fan, and space for a range-style cooker. A seated breakfast bar provides the perfect setting for casual dining. A traditional brace and latch door opens into an impressive walk-in pantry with fitted shelving and ample space for an American-style fridge/freezer. A multi-paned door leads through to a porch with access to the driveway, while a further door opens into a spacious utility room, fitted with matching shaker cabinetry, a Belfast sink, and marble worktops. The ground floor is completed by a stylish cloakroom featuring deco patterned tiled flooring, WC, and a shaker-style vanity unit with inset basin. Additional practical spaces include a boiler room and a well-equipped boot room. From the boot room, stairs rise to a versatile mezzanine level, rich with exposed timbers and enjoying dual-aspect windows. Currently used as a home office, this unique space offers flexibility to suit a variety of needs.





First Floor

A split-level landing, with a charming multi-paned window above, has stairs leading to the second floor. Stripped wooden doors open to three well-proportioned bedrooms and a stylish family bathroom, while a traditional brace and latch door reveals a practical linen cupboard. The principal bedroom is a wonderfully light and airy, enjoying dual-aspect views to both the front and rear. Rich in period charm, it features an exposed ceiling beam, elegant coving, and an original Victorian fireplace that serves as a delightful focal point. Bedroom two, positioned to the front, continues the home's characterful theme with exposed beams and the added benefit of an original built-in storage cupboard, whilst bedroom three, also overlooking the front aspect, features fitted cupboards either side of a beautiful Victorian fireplace with a wooden mantle. Steps leads down to the impressive family bathroom which boasts wood-effect flooring, a shaker-style vanity unit topped with marble and an inset basin, a bidet, and a Victorian-style heated towel radiator. The centrepiece is a stunning freestanding roll-top slipper bath, complete with traditional Burlington of London taps and a handheld shower. A separate shower enclosure with rainfall shower head and additional handheld attachment, is accessed via chrome and glass sliding doors. Exposed beams and an additional storage cupboard complete this beautifully appointed space.



Second Floor

A multipaned window provides natural light to the landing where doors lead to two further versatile bedrooms, one of which is currently being used as a comfortable family room. Bedroom four is a spacious dual-aspect room, featuring wood-effect flooring and traditional brace-and-latch doors that open to a handy storage cupboard. It also benefits from a well-appointed en-suite, complete with a modern shower enclosure, WC, and a wash hand basin.





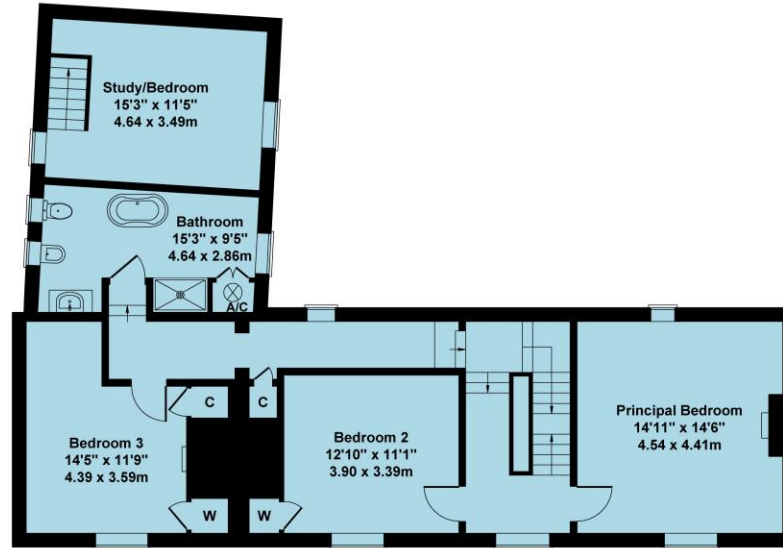
Outside

The property is approached via a gravelled driveway, accessible from either side of a charming brick wall, providing ample parking for multiple vehicles. Behind the wall, a raised brick planter has been tastefully planted with a variety of seasonal plants and shrubs. To the rear of the driveway, a log store and a double garage offer practical storage and convenience. A side gate leads into the beautifully established rear garden, a true outdoor retreat. A generous paved patio stretches across the back of the home, creating the perfect space for 'al fresco' dining or relaxing with family and friends. A distinctive brick-built well with a glass top adds a unique feature. Steps from the patio lead up to a paved pathway which divides the lawn. Beds are planted with a variety of mature shrubs, including a stunning established Wisteria. The path leads through to a secondary 'secret' garden, mainly laid to lawn, offering a private and tranquil space. There is a greenhouse for gardening enthusiasts, hardstanding and a variety of established trees.

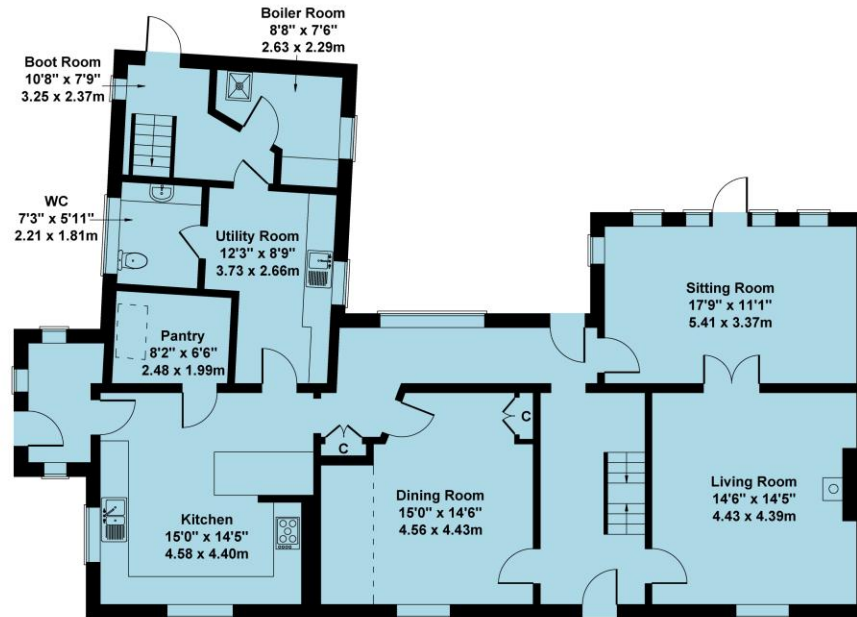


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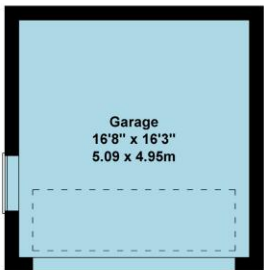
Approximate Gross Internal Area = 3261 sq ft - 303 sq m
 Garage = 269 sq ft - 25 sq m
 Total = 3530 sq ft - 328 sq m



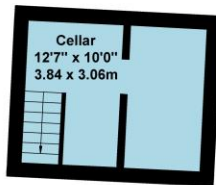
FIRST FLOOR



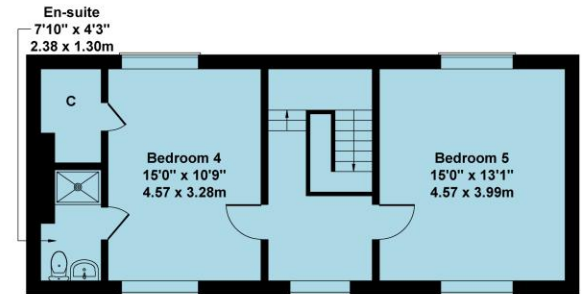
GROUND FLOOR



GARAGE



CELLAR



SECOND FLOOR

Location

Welford is a picturesque village nestled within open farmland and countryside, close to the Northamptonshire and Leicestershire borders. Dating back to medieval times, the village boasts some 38 listed buildings, which account for much of its historic charm and appeal. The village is situated on the River Avon, on the edge of the popular Jurassic Way walking circuit, and has a marina sited on an arm of the Grand Union Canal. These features combine to make it very popular with walkers, cyclists, artists, and wildlife enthusiasts. The village is very well positioned for the commuter with ready access to the north, south and west via the A14, M45/A45. Birmingham is only 45 minutes away via the M6. Both Birmingham International and East Midlands airports are within a 45-minute drive. The nearest train stations are Market Harborough, Long Buckby and Rugby, all of which are roughly 20 minutes' drive from the village. The Market Harborough station is on the Midland mainline route (Sheffield to London) taking you in to London St. Pancras in around an hour. Rugby and Long Buckby Stations access Northampton, with direct trains south to Milton Keynes and London Euston, west to Coventry and Birmingham, and north to Stafford, Stoke on Trent and the whole of the northwest. Rugby station also offers a direct train service to London Euston taking 50 minutes.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council - Tel:0300-126700
Council Tax Band – G.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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