



The Old Dairy
Newton | Kettering | Northamptonshire | NN14 1BW

THE OLD DAIRY



A substantial, non-listed, five-bedroom stone-built family home approximately 4,000 sq. ft. positioned in a lovely hamlet location with countryside views.



STEP INSIDE

The Old Dairy is a delightful stone built, non-listed, period home offering superb and spacious family accommodation with an amazing main reception room. This beautiful home has been meticulously maintained but now would allow some cosmetic updating and is set in established southwest facing mature gardens with water feature. Located in a small hamlet and conservation area the property has a tranquil setting and lovely aspect to the rear backing onto open fields. The Old Dairy has to be viewed to fully appreciate the size, further potential and amazing location of this lovely property.

On entering through a stable style door, you are greeted by a bright and spacious main hallway with under-stairs storage cupboard and a modern guest cloak/shower room. On the right is main feature of this stunning home, the impressive double height and spacious main reception room which has the wow factor! This room is ideal for family entertaining on a grand scale and is incredibly bright, it was converted from an old barn and has a staircase rising to a characterful mezzanine reception room.

The main living area has a stone fireplace with wood burner and sliding patio doors provide leading to the terrace and rear gardens with a lovely view over the gardens and fields beyond. Above is a superb mezzanine and galleried family/living area with a glazed door opening to a balcony which again has stunning views, this room is quite special with an almost warehouse feel with exposed brick walls, oak floor and exposed beams, there is a separate study/library area. Back on the ground floor the separate dining room has exposed beams and an oak floor, it also has a view to the front over fields.

Adjacent is the large country style kitchen/breakfast room with beams and a terracotta tiled floor, it is fitted with an extensive range of traditional style fitted wall and floor units, a double sink and integrated appliances to include a Miele dishwasher, an electric Rangemaster cooker and a Neff fridge. This room is large enough for a family sized breakfast table. Accessed from the kitchen and main hallway is a utility room and a separate boot room with access to the double garage which has twin remote controlled electric doors with light and power connected. To the ground floor there is a further spacious reception room currently used as an office.













SELLER INSIGHT

“ The Old Dairy is an exquisite and beautifully preserved barn and dairy conversion. Occupying a truly idyllic position in a small hamlet which is set within a conservation area surrounded by glorious open countryside. A home of exceptional charm and distinction, it has been treasured by its current owners since its completion 38 years ago. They were captivated from the moment they first viewed the property, impressed not only by its outstanding craftsmanship and timeless character, but also its peaceful setting and remarkable sense of place.

The original barn dates back to the 1700s, whilst the former dairy was constructed during the Victorian era. These historic elements have been thoughtfully and sympathetically combined to create a home that seamlessly blends period character with modern comfort. Throughout their ownership, the owners have meticulously maintained and continually enhanced the property to an exacting standard, ensuring it remains as elegant, practical and welcoming today as when they first moved in.

Accommodation throughout is both flexible and beautifully arranged, offering an intriguing layout that has perfectly suited the family's changing needs over the years. Generous living areas provide a dedicated space for home working, alongside ample space for their growing family to pursue hobbies and quiet study. In addition, its spacious reception areas have made it a wonderful home for entertaining family, and now grandchildren, together with friends and neighbours alike. Whether hosting celebrations or welcoming guests for quieter occasions, the Old Dairy has always offered a warm and inviting welcome.

Equal care has been devoted to the gardens which are every bit as captivating as the house itself. Large patio doors open onto an attractive terrace, creating a seamless connection between the interior and its beautiful, landscaped, gardens. Filled with colour and interest throughout the seasons, they provide the perfect setting for al fresco dining, relaxing with morning coffee, or simply admiring the magnificent countryside views. Numerous scenic walks begin directly from the doorstep making the most of this outstanding rural location.

Despite its tranquil setting, the hamlet is home to just 18 properties, fostering a friendly and sociable community, while carefully respecting each resident's privacy. Social gatherings and seasonal events create a wonderful sense of belonging. Conveniently positioned within easy reach of excellent state and independent schools, quality supermarkets, individual shops and everyday amenities. The property also benefits from excellent access via the A14 to Cambridge, Kettering and Corby and an array of attractive market towns and villages.

Having enjoyed every moment of life in this magical home, the owners have made the heartfelt decision to move closer to their family. They leave countless happy memories and sincerely hope its next custodians will experience the same joy, comfort and contentment that The Old Dairy has brought to them for nearly four decades.”

* 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.



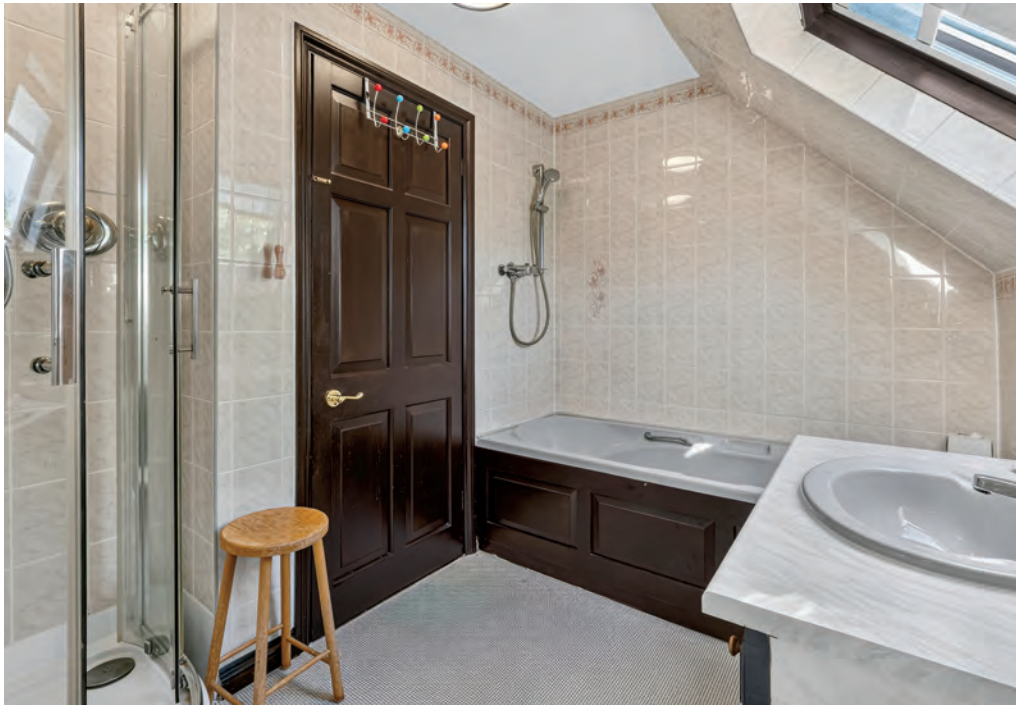




On the first floor is wide the landing area providing access to five bedrooms. The main bedroom overlooks the fields at the front of the house and has fitted wardrobes and en suite bathroom with a bath, bidet, twin wash hand basins and a shower cubicle. There are a further three double bedrooms all with views and a further two single bedrooms that interconnect and are currently used as a dressing room and study/hobby room. The family bathroom has a bath, wash hand basin, a W.C. and a shower cubicle.









STEP OUTSIDE

The Old Dairy is located in the heart of this small hamlet accessed via a single-track village road. An electric wooden five bar gate leads to the gravelled driveway with parking for at least four cars and access to the integral double garage. Leading from the driveway there is a large, paved sun terrace area ideal for outside entertaining and alfresco dining with space for numerous seating areas all overlooking the formal gardens and countryside beyond. The south facing gardens are a wonderful

feature to the property and have been created by the current owners, the whole garden has been landscaped and mainly laid to lawn with established flower, shrubs and a large pond with waterfall and terraced area. There is a large store, ideal for lawn mower and garden tools plus two greenhouses, there is a productive vegetable garden which is positioned at the very bottom of the garden which extend all in all to just over a third of an acre.











The Old Dairy Newton, Northamptonshire, NN14 1BW

Approximate Gross Internal Area

Main House = 3753 SQ FT / 349 SQ M

Garage = 438 SQ FT / 41 SQ M

Total = 4191 SQ FT / 390 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	51 E
1-20	G		



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