



Home Farm Stables, Manor Lane, Whilton, Northamptonshire, NN11 2UH

HOWKINS &  
HARRISON

Home Farm Stables,  
Manor Lane, Whilton,  
Northamptonshire, NN11 2UH

Guide Price: £1,075,000

Located in a peaceful, rural setting Home Farm Stables is a beautifully presented substantial five bedroom barn conversion with attractive formal gardens and adjoining paddocks approaching 1.31 acres with an option to purchase or rent further paddock land. The property has been finished to an extremely high standard and offers spacious and versatile family living accommodation with off-road parking for numerous vehicles to the front of the property. The Home Farm Stables has wonderful views over open countryside and is situated in a quiet backwater of this popular village.

#### Features

- Spacious family living accommodation
- Open plan lounge, dining area and kitchen
- Home office
- Primary suite with dressing room and en-suite
- Further four double bedrooms
- Impressive family bathroom
- Sought after village location
- Formal gardens and paddocks amounting to 1.31 acres
- High specification
- No chain
- Wonderful views over open countryside



## Location

The village of Whilton is surrounded by attractive rolling countryside and is situated approximately 4 miles east of the historic market town of Daventry and approximately 8 miles west of Northampton. Whilton Locks Marina, with convenience store and newsagent, and the Grand Union Canal approximately one mile distant. Road communications are excellent with the A5 Watling Street being approximately one and a half miles to the west and access to the M1 junction 16 approximately 4 miles to the south. Long Buckby railway station is approximately two miles distant from which there is a service to London Euston taking approximately 1 hour 10 minutes and to Birmingham approximately 40 minutes.

There is a pre-school in the village hall, primary school at the adjoining village of Little Brington and secondary education, to which there is a school bus provided at Campion School in Bugbrooke which enjoys an excellent reputation. There is a parish church on the village green, a village pocket park and a thriving community.



## Accommodation

Home Farm Stables is an exceptional residence that blends contemporary design with countryside charm. Finished to a high specification throughout, the property offers bright and versatile accommodation, ideal for both family living and entertaining. A split-level reception hall leads into the heart of the home, where an impressive open plan lounge, dining, and kitchen area enjoys abundant natural light and uninterrupted views across open countryside. The kitchen has been fitted with a variety of shaker style blue wall and base kitchen cabinets, drawers and pan drawers with work surfaces over and is beautifully appointed with a traditional Butler sink, a feature Smeg range cooker, and a range of integrated appliances, combining timeless character with modern convenience. There is also a large island unit with breakfast bar seating area. The utility room is fitted with further shaker style blue wall and base cabinets with work surfaces over together with a Butler sink and plumbing for a washing machine. Access to the side of the property is available from the utility room. The room extends to a dining area and lounge with wood burning stove and French doors leading out to the garden. The property also features a home office with internal access to the garage and a cloakroom off the hallway.

## Bedrooms and Bathrooms

There are five generously sized bedrooms, thoughtfully designed for comfort and flexibility. The primary suite boasts a private dressing room and a luxurious en-suite creating a true retreat. Bedroom two also enjoys its own en-suite along with a private sauna. Off the main living space there are three further spacious double bedrooms, served by a large family bathroom complete with a traditional roll-top bath and claw feet. With a separate external door to the front drive, this layout is ideal with multigenerational living or creating a self-contained guest space.





## Outside

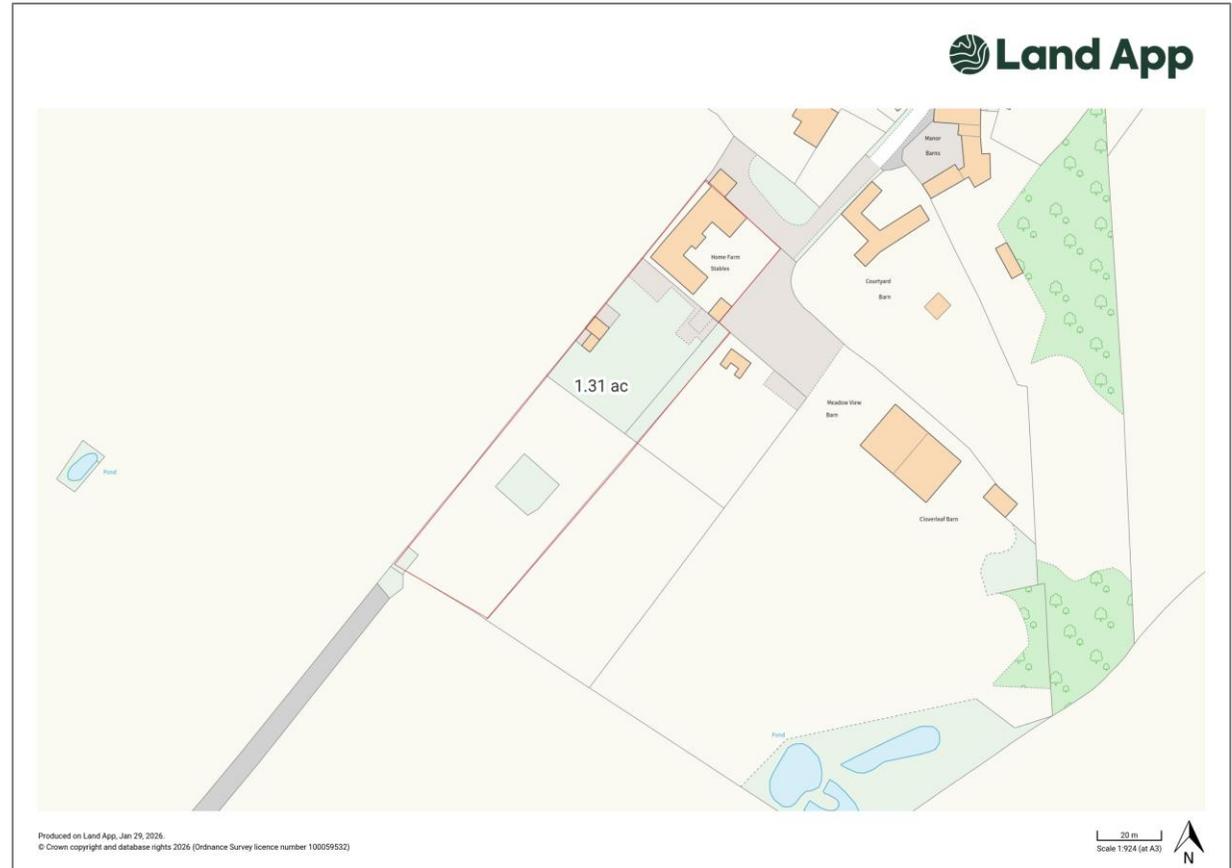
The property is accessed via double electric gates and provides access to the driveway, which allows ample off-road parking for multiple vehicles and has a wall mounted EV charging point. The oil tank is located to the front of the drive. A Grant external boiler located to the rear.

The rear south facing garden is enclosed with five-bar fencing and is predominantly laid to lawn, complemented by various seating and entertaining areas – ideal for outdoor living and relaxation.

The large wooden garden room is fully equipped with a fitted kitchen, power and lighting offering flexible use as a home office, studio or entertainment space. The garden benefits from a sheltered dining and entertaining space, complete with a bar.

Electricity is supplied to all outbuildings, with external socket points and lighting for added convenience.

Beyond the garden, is an adjoining paddock approaching 0.75 of an acre and provides additional outdoor space, offering a wealth of possibilities for recreation and gardening. A five bar metal gate allows for vehicle access to the paddock from the front. Please note the seller is prepared to negotiate on further paddock land either to sell or rent.



## Agents Note

Further land is available via separate negotiation.

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 on 01327 316880.

## Fixtures and Fittings

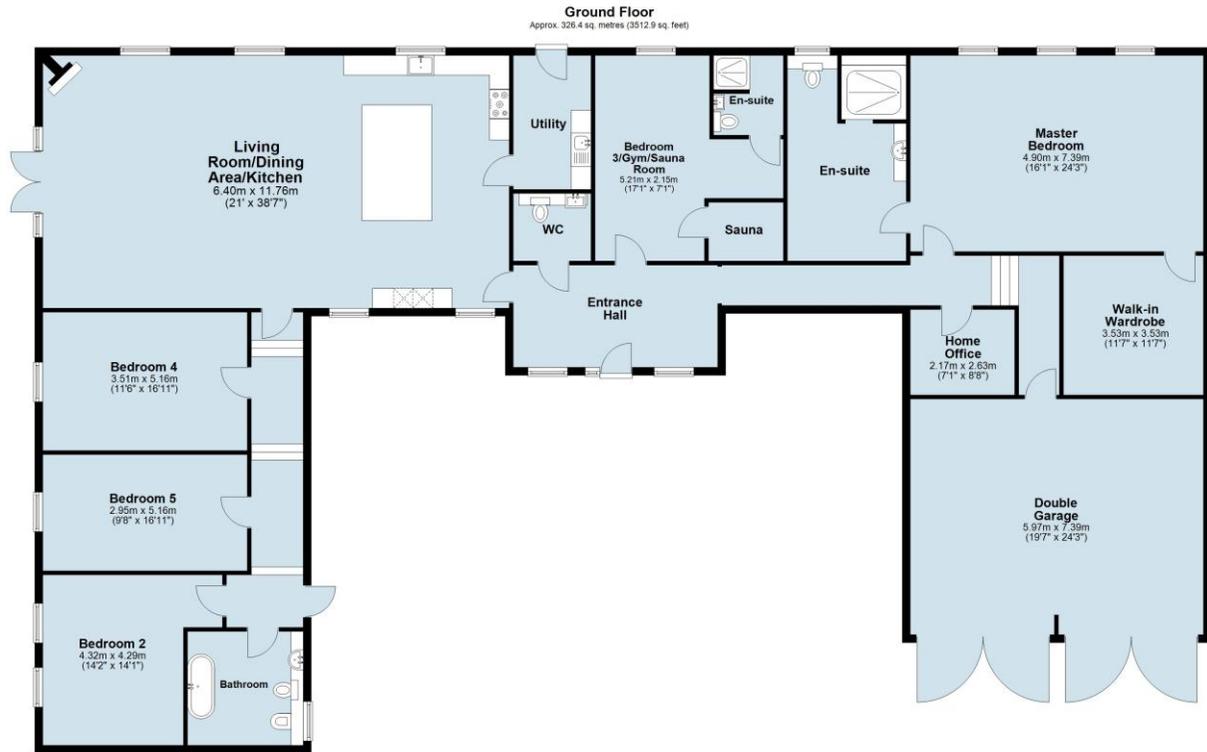
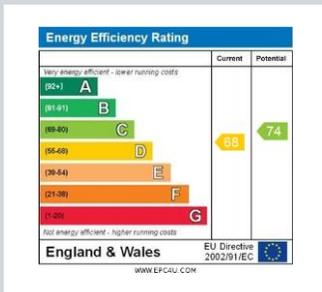
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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:0300-126700  
Council Tax Band – G



Total area: approx. 326.4 sq. metres (3512.9 sq. feet)

## Howkins & Harrison

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