



Hall Farmhouse, Main Street, East Haddon, Northamptonshire, NN6 8BU

HOWKINS &  
HARRISON

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Guide Price: £550,000

A charming Grade II listed Ironstone former farmhouse dating back to late 18<sup>th</sup> Century with historic farmyard of traditional buildings possible for conversion (subject to consent) located in the highly regarded village of East Haddon.

### Features

- Period former farmhouse
- Sitting room & dining room
- Refitted kitchen
- Laundry room & shower room
- Cellar
- Master bedroom with refitted en-suite
- Three further bedrooms
- Family bathroom
- Outbuildings/barns

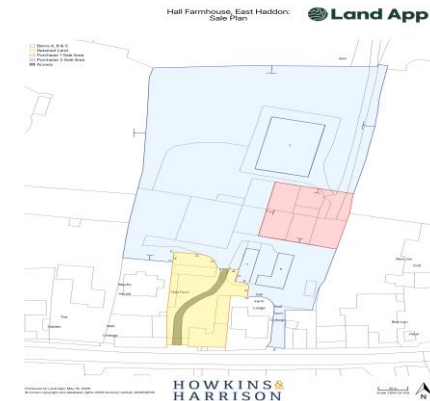


## Location

East Haddon is a highly sought-after Northamptonshire village set amidst attractive rolling countryside, approximately eight miles west of Northampton and conveniently placed for access to both Northampton and Daventry.

The village offers amenities including St Mary's Church, village hall, highly regarded primary school and the renowned The Red Lion public house and hotel. Secondary education is available at Guilsborough Academy, approximately four miles away, while a number of well-regarded independent schools including Spratton Hall and Rugby School are also within easy reach.

The surrounding area provides an excellent range of leisure pursuits including East Haddon Cricket Club, several golf courses nearby and sailing, fishing and watersports at Pitsford, Hollowell and Ravensthorpe Reservoirs. Commuters are well served by mainline rail services from Long Buckby and Northampton stations, offering direct services to London Euston and Birmingham New Street.



## Ground Floor

On entering, you are welcomed by a central hall where the stairs rise to the first floor, with a door continuing to the rear porch and doors to all principal rooms. The two reception rooms either side of the hall both have fireplaces and overlook the front aspect, with access to the two-compartment cellar off the dining room. The refitted kitchen has a range of modern high-gloss cabinets, working surfaces incorporating a sink unit, space for a cooker and plumbing for a dishwasher, an original farmhouse dresser to one wall and a door into the rear porch, as well as steps down to a useful walk-in pantry. The rear porch gives access to the rear, parking and barns of the property, as well as the laundry and shower room, which houses the gas-fired boiler, hot water cylinder, butler sink and quarry tiled floor. The shower room comprises a wash hand basin, WC, shower cubicle and plumbing for a washing machine.

## First Floor

The first floor accommodation comprises four bedrooms, with the master bedroom enjoying a refitted en-suite bathroom with shower, bath, vanity unit wash hand basin and WC. There is also a family bathroom with bath, WC and wash hand basin.

## Outside

Beside the cottage is the entrance to the former farmyard with traditional buildings and ample parking. Neighbouring properties, Mayfly House and two further dwellings not yet constructed, will have vehicular access through the farmyard to their respective homes. Adjoining the main house is a barn of 449 sq ft which has various uses and may be incorporated into the main accommodation, subject to listed building consent. A further single-storey brick-built barn of 863 sq ft may also lend itself to conversion with the necessary consents. Finally, there is a brick-built store shed.

## Viewing

Strictly by prior appointment via the agents. Tel -01604 823456.

## Agents Notes

One of the current owners are a member of staff of Howkins & Harrison

## Planning

All interested parties are advised to refer to the planning permission details available at West Northamptonshire Council (Ref: 2025/1111/FULL) and to undertake their own investigations.

## Fixtures and Fittings

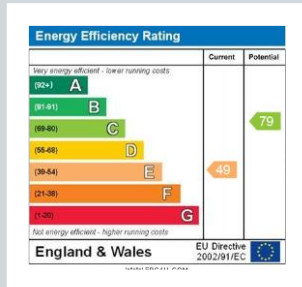
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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: 0300-1267000  
Council Tax Band - E



## Hall Farm, Main Street, East Haddon, Northampton, NN6

Approximate Area = 2578 sq ft / 239.5 sq m  
Outbuildings = 1303 sq ft / 121 sq m  
Total = 3881 sq ft / 360.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1458954

## Howkins & Harrison

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