



The Manor House, 1 Orlingbury Road
Great Harrowden | Wellingborough | Northamptonshire | NN9 5AF

THE MANOR HOUSE





Introducing The Manor House: A Timeless Jewel in Great Harrowden

Nestled within the picturesque village of Great Harrowden, Northamptonshire, The Manor House stands as a testament to timeless elegance and refined living. Boasting a rich history dating back to circa 1640, this Grade II* listed property has been meticulously renovated to the highest standards, reflecting the impeccable taste of its discerning owners.

KEY FEATURES

Ground Floor

Stepping into the welcoming and impressive hallway of The Manor House, one is immediately struck by its architectural grandeur and timeless allure. This stunning residence seamlessly blends historic charm with modern comforts, offering a luxurious retreat for its inhabitants. The interior, meticulously maintained to the highest standards, showcases an array of attractive period features, including ornate fireplaces, elegant oak panelling, and intricate architectural details that pay homage to the property's illustrious past. The ground floor welcomes residents with spacious living areas, each exuding its own unique character and charm. A substantial kitchen/breakfast room and snug designed and installed by Fraser James Kitchens serves as the heart of the home, where the warmth of the underfloor heating below granite flagstone flooring, and the inviting aroma of freshly brewed coffee create a cosy ambiance, perfect for relaxed family meals or lively gatherings with friends. Adjacent to the kitchen, a cosy sitting room beckons with its rustic Inglenook fireplace, exposed beams, and charming window seat, offering a tranquil retreat for quiet moments of reflection or intimate conversations by the fire. The elegant drawing room, with its oak-panelled walls and expansive windows overlooking the beautiful gardens, exudes sophistication and grace, providing an idyllic setting for formal entertaining or leisurely afternoons spent in the company of loved ones. A palatial formal dining room sets the stage for memorable gatherings, where the flickering glow of candlelight creates an atmosphere of refined elegance and timeless luxury. A guest cloakroom provides added comfort for visitors.





SELLER INSIGHT

“The Manor House is a stunning building with links to the Gunpowder Plot. The Vaux family, who were created Barons by Henry III in 1523. We loved its historical significance and characterful features, such as priest holes and period sash windows, and we were excited to restore it to its former glory,” say the owners.

“Two of the four floors have been extensively renovated which included the addition of cast iron radiators throughout. We removed the paint from the mullion windows and laid flagstone flooring in the kitchen to replicate the original feel. We sourced reclaimed wooden floorboards to replace the old flooring and treated the panelling and beams with professional beeswax so they look lustrous and feel alive again; we also plastered the dining room with horsehair and lime render, as well as putting in a new kitchen with scullery / snug area.”

“Members of the village have access to the renowned golf course and amenities across the road from the property and we often go there to use the pool and dining facilities. We're well positioned to access pubs, restaurants and shops in the local villages and there are scenic countryside walks to be enjoyed here. We're close to the train station from where we can be in London in 50 minutes and have a choice of highly regarded private schools in Wellingborough, Oundle, Uppingham and Oakham.”

“We created five distinct areas within the garden linked together by paths. It's south facing and sunny all day long but there are dappled shady areas providing respite from the summer heat. The summerhouse in the Italian garden is the perfect spot for pre-dinner drinks or we can sit on the patio by the pond and watch the spectacular sunsets. The woodland garden and paddock are packed with wildflowers, bluebells, and primroses, and our vegetable garden has raised beds where we've grown our own produce.”

“The house and garden are made for entertaining. We've had a marquee on the lawn for a special birthday celebration and we extend the table to accommodate 10 guests in the dining room and up to 20 outside in the marquee outside, so we can host get-togethers with ease, all year round. The kitchen / snug is the hub of the home where we dine and relax together, and we also love the piano room which is one of the two reception rooms. It's a peaceful and tranquil space where we play the piano, read a book or just listen to the birds in the garden.”

“The Manor House is ready and waiting to be filled with a new family where children can play football and games in the garden and even keep a pony in the paddock. We've broken the back of the renovations but there's still plenty of scope for the new owners to make their mark.”

* 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.













Upstairs Bedrooms

Ascend the graceful staircase of The Manor House, where a world of comfort and sophistication awaits on the upper floors. Six generously proportioned bedrooms over two floors, each with its own unique character and charm, offer residents a haven of tranquillity and relaxation.

Master Bedroom Suite

The epitome of luxury living, the master bedroom suite is a sanctuary of indulgence and refinement. Bathed in natural light streaming through the period sash windows, this spacious retreat exudes an air of timeless elegance. Soft hues and sumptuous fabrics create an atmosphere of serenity, inviting residents to unwind and rejuvenate in absolute comfort. The centrepiece of the room is the elegant decorative fireplace, adding a touch of romance and warmth to the space. Adjoining the master bedroom, the ensuite bathroom and dressing room is a study in opulence. Luxurious finishes elevate the bathing experience to new heights of sophistication, ensuring that every moment spent in this private oasis is one of pure indulgence.

Guest Bedrooms

Elegantly appointed and exquisitely furnished, the guest bedrooms offer a luxurious retreat for overnight visitors and family members alike. Each room is thoughtfully designed to provide the utmost comfort and privacy, with plush carpeting and charming period details lending a touch of character to the space. Large windows frame picturesque views of the surrounding gardens, infusing the rooms with natural light and creating a sense of serenity and connection to the outdoors. Guests will feel pampered and cherished in these inviting sanctuaries, where every detail has been carefully considered to ensure their comfort and well-being.

Additional Bedrooms

Rounding out the upper levels of The Manor House are additional bedrooms, each offering its own unique blend of style and functionality. Whether utilised as bedrooms, a child's playroom or a quiet retreat for relaxation, these versatile spaces can be adapted to suit the needs and preferences of the homeowner. Decorative fireplaces, charming dormer windows, and period architectural details add character and charm to each room. With plenty of rooms for family members, guests, and loved ones, these bedrooms offer the perfect blend of comfort, style, and convenience, making them the ideal retreat for modern living.









be amazing today
Believe in Yourself





Gardens, Garage & Parking

Spanning approximately 0.8 acres, the grounds of The Manor House exude charm and sophistication. Electric gates and a spacious gravelled driveway welcome you, providing ample parking together with two garages, ensuring convenience for both residents and guests. Impeccably landscaped gardens envelop the property, featuring manicured lawns and majestic trees. Each area of the garden has been thought out by the current owner and it now offers charming areas to sit and enjoy the view of The Manor House. A meticulously tended kitchen garden bursts with an abundance of berries, fruits, and aromatic herbs, while impressive, espaliered apple trees and a greenhouse offer the perfect setting for gardening enthusiasts to indulge their passion. Meandering pathways lead to secluded corners and hidden alcoves, inviting residents to pause and immerse themselves in the tranquillity of their surroundings. Discover a serene pond area where the gentle trickle of water and the harmonious rustle of leaves create a soothing ambiance, ideal for quiet contemplation or leisurely strolls. Whether hosting al fresco gatherings or simply basking in the beauty of nature, the gardens of The Manor House provide a captivating backdrop for every occasion.



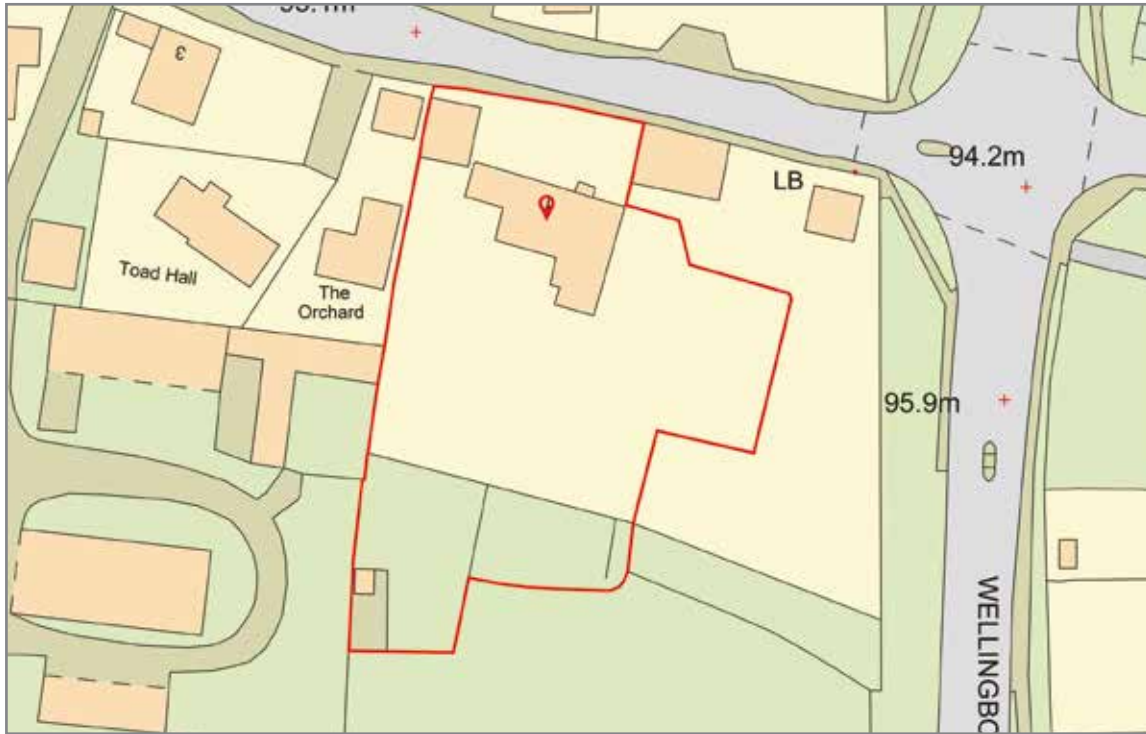


LOCATION

Great Harrowden enjoys a tranquil setting within the borough of Wellingborough, offering a peaceful retreat from the bustle of city life while maintaining convenient access to urban amenities. Surrounded by the idyllic Northamptonshire countryside, residents of The Manor House can relish in the beauty of their surroundings and village residents have the added advantage of access to the renowned Wellingborough golf course and amenities across the road. There are a good range of pubs, restaurants and shops nearby with the village equidistant from Kettering and Wellingborough, providing easy access to mainline railway services, with London St Pancras International reachable in under an hour. For families seeking exceptional educational opportunities, prestigious independent schools in Wellingborough, Kimbolton, Spratton and Oundle provide a world-class academic environment for students to thrive.



INFORMATION



Additional Information

During the owners extensive renovations, they updated the electrics, heating, re-pointed the exterior and chimney, replaced the boiler, installed underfloor heating in the kitchen/breakfast and snug and main bedroom ensuite, installed a hand built Fraser James kitchen with marble and cherry worktops, Quooker boiler, sparkling and filter tap, Fisher & Paykel integrated appliances including 3 wine fridges individually controlled, Sonas speaker system & cast iron radiators. There is also CCTV and an alarm (both accessible from your phone).

Discover the Magic of The Manor House

Experience the allure of The Manor House for yourself and discover the magic of country living at its finest. Contact Liz and Nicola at Fine & Country to arrange a private viewing and embark on a journey of luxury, elegance, and timeless beauty in the heart of Great Harrowden.

Services, Utilities & Property Information

Utilities: Mains water, electricity and drainage. Oil fired central heating with Hive heating system.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability: Superfast Broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Cable: Sky

Directions: what3words: guitar.shots.open

Gated access: Owned by the manor house but access to manor cottage is provided.

Construction Type: Standard Construction: Brick | Stone | Slate | Tiles

Garage Parking: 2 Vehicles

Off-Road Parking: 6 Vehicles

Local Authority: Wellingborough

Tenure: Freehold | EPC Exempt: Grade II* Listed | Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents, Liz Teasdale & Nicola Loraine at Fine & Country.

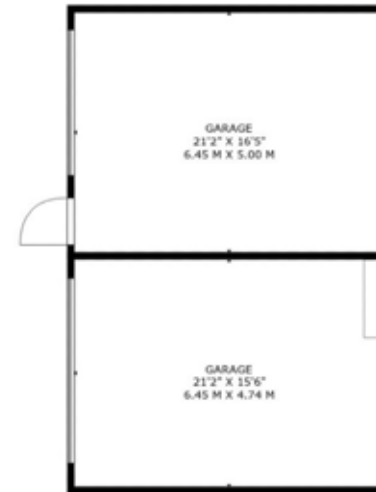




GROUND FLOOR

GROSS INTERNAL AREA: 4252 sq ft, 393 m²
 ATTIC: 437 sq ft 41 m²
 LOW CEILINGS/OPEN TO BELOW: 282 sq ft, 25 m²
 GARAGE: 676 sq ft, 63 m²

OVERALL TOTALS: 5677 sq ft, 522 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

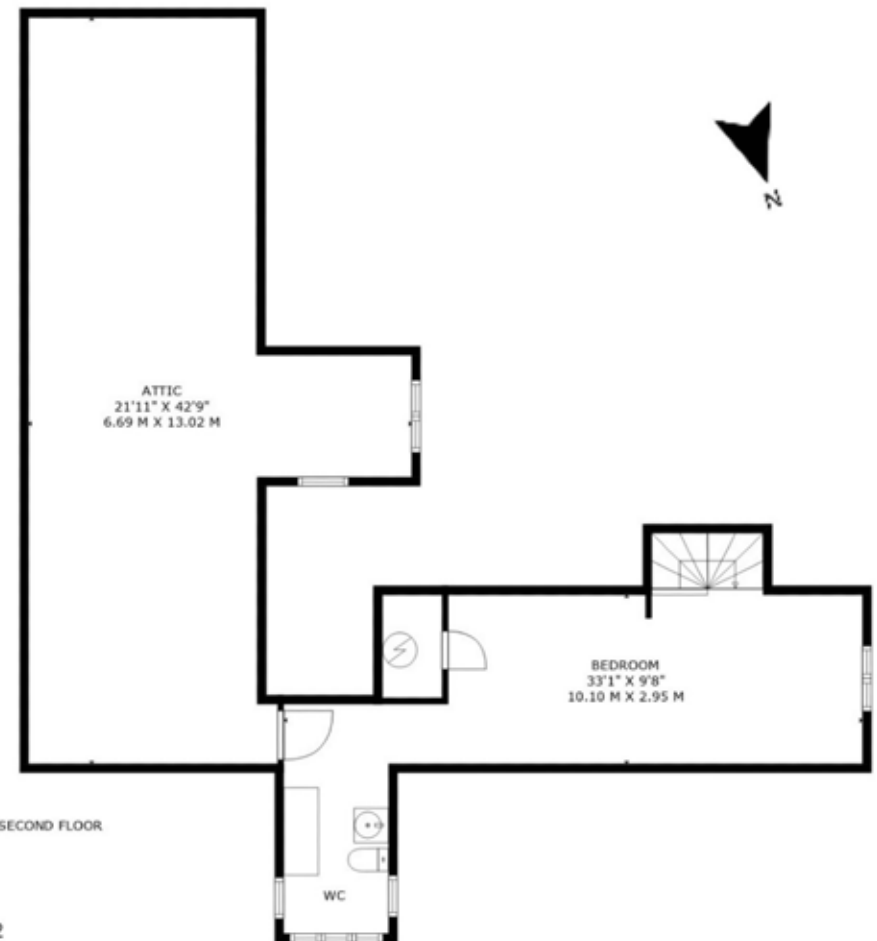
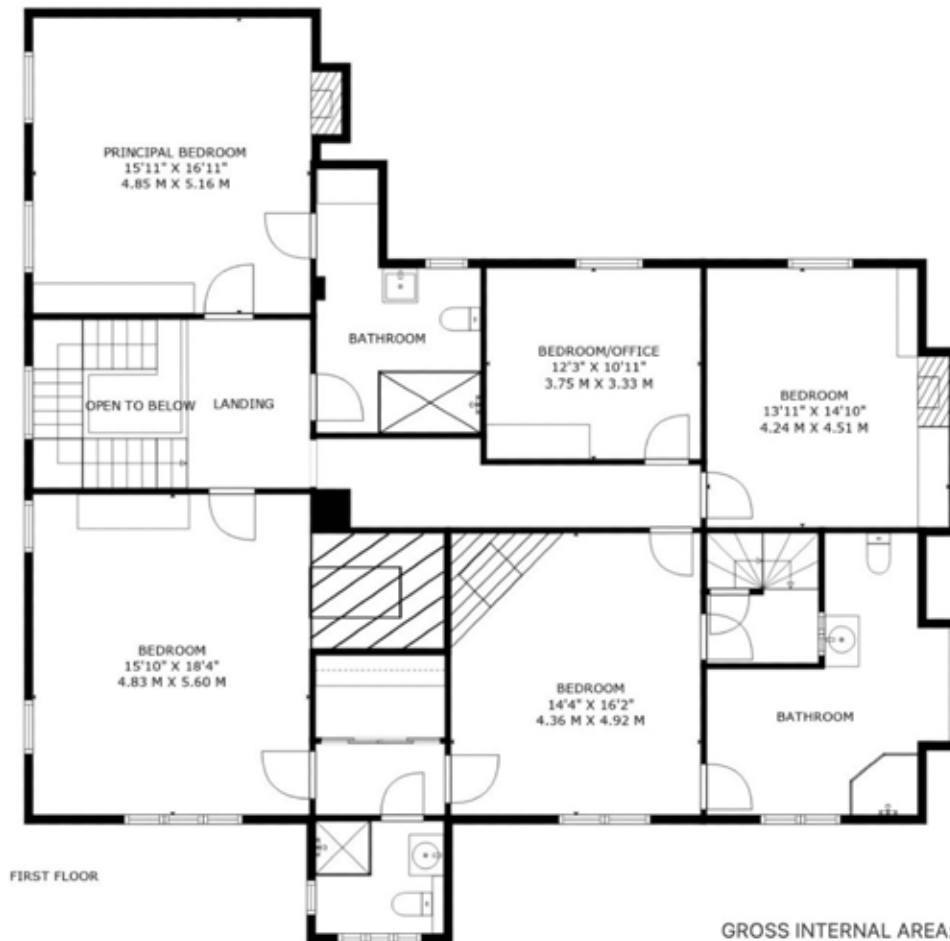


Offers over £1,450,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LIZ & NICOLA

PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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