



6 Kettering Road
Weldon | Corby | Northamptonshire | NN17 3JQ

 FINE & COUNTRY

STEP INSIDE

6 Kettering Road

A beautifully presented and substantial non listed, period stone built five-bedroom house situated on the edge of highly sought after Weldon in grounds of approximately 0.83 acre.

Haunt Hill Cottage is a charming and substantial non listed, period stone built house situated on the edge of highly sought after Weldon. The house which dates back to the 17th Century has been lovingly updated by the current owners and now combines period character with contemporary features. This truly is a home that has to be viewed to get a feel of the amazing and flexible family living space combined with beautiful gardens that extends to approximately 0.83 acres with stunning landscaped terraces, a mature private garden with stream and all bordering open fields.

The house is approached through a gated entrance with a sweeping gravel driveway bordered by mature lawns and leading to a detached double garage. There is extensive parking for at least ten vehicles.

On entering there is a very useful porch with a tiled floor and plenty of room for coats and shoes, an oak door leads through to the welcoming entrance hall. This bright hallway sets the tone for the feel of the house with exposed stone walls, an oak floor and French doors opening to the rear sun terrace. On the right is the main reception, which is split level and a really great size, it is flooded with natural light from three south east facing windows which overlook the front gardens plus French doors at the rear leading on to the sun terrace. This superb room is ideal for family entertaining and features a projector and drop-down cinema screen, there is also a hidden door that leads through to a spacious study/library with French doors opening onto the sun terrace.

On the left of the hallway is a charming sitting room/snug with an oak floor and an open fireplace. Steps lead through to a bright and spacious family dining room which has an original inglenook fireplace, oak floor and stable door opening to the front driveway and garden. An archway leads through to the spacious kitchen/breakfast room which is well fitted with an extensive range of units, a range cooker and integrated dishwasher. At the far end of the kitchen there is a fitted breakfast bar and further units. Beyond the kitchen is a large utility room with access to the garden and outside dining terrace plus plenty of extra storage and also a very handy shower room.

On the first floor is a central landing with access to all the bedrooms, it has plenty of natural light with windows to the rear and one to the front with a window seat. On the left of the stairs is the main bedroom which is an exceptional size and another lovely bright room. It has a range of fitted wardrobes, and a luxurious and impressively spacious en-suite bathroom. This superb bathroom has a free-standing tub bath, a large separate shower cubicle plus twin wash basins. On the right of the stairs and along the landing there are four bedrooms. Two of the double bedrooms both have fitted wardrobes, one is a spacious double, and the fifth bedroom is currently used as an office. There is also a modern family bathroom.





SELLER INSIGHT

“ When I first arrived at 6 Kettering Road, it was the last of eight houses I had viewed in a single day. As soon as I drove onto the driveway and saw the handsome stone house sitting within its grounds, I knew there was something special about it. I put in an offer almost immediately – it was genuinely love at first sight.

Over the last 25 years, the property has been thoughtfully transformed into a home that works beautifully for modern family life while retaining its traditional character. From the outside, it remains an impressive period home, but inside we opened up many of the smaller rooms to create bright, airy living spaces. The kitchen and lounge now flow effortlessly together, with oak flooring and French doors opening onto one of several patios, creating a wonderful connection between house and garden.

The gardens have been the backdrop to some of our happiest memories. We have hosted birthday celebrations for over 100 guests, garden parties with marquees and jazz bands, and annual end-of-school-year pizza parties where children could run freely while parents relaxed and socialised. With parking for up to 13 cars and a variety of entertaining spaces, it has always been a house where everyone feels welcome.

Yet despite this ability to host large gatherings, there are countless quiet corners to enjoy. The secret garden offers complete tranquillity, while the riverside patio is the perfect place to sit with a drink and watch the world go by. Our hidden library office, tucked behind a secret door from the lounge, has become one of our favourite spaces, with floor-to-ceiling bookshelves and beautiful views down the garden.

We will also miss how easily the property accommodates working from home, with flexible office, gym and annexe potential. If we could pick this house up and take it with us, we would. It has provided 25 wonderful years and memories we will treasure forever.”*

* 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.





STEP OUTSIDE

6 Kettering Road

Outside the gardens are superb. Approached via a five-bar gate and generous driveway with space for around 13 cars, the house is set in extensive mature grounds offering privacy. The gardens offer defined areas with large sweeping: formal lawns that link through to landscaped gardens that are a sheer delight. There are two substantial entertaining terraces, including a sunken patio which is a suntrap and offers a real sense of privacy, it also has a modern summerhouse with bi-folding doors, it is perfect for entertaining or relaxing. The lawn areas, while extensive, are surprisingly low maintenance and mostly at the rear of the house. There is a further paved sun terrace with pond, a children's play area which is shaded by established trees, a vegetable garden with greenhouse, a small orchard and peaceful river frontage with its own private access. The whole garden is bordered with mature hedging and trees and backs onto beautiful open fields. All in all, a beautiful garden and setting.

There is a double garage which is currently used as an office and storage but will easily revert back to a garage, it also has a large and very useful fully boarded loft room benefiting from insulation, power and lighting. Next to the garage is a separate studio, gym or home office;

Weldon is a popular and well-connected village with a strong sense of community. It offers everyday conveniences including two pubs, a shop, cafes, sporting clubs, both primary and secondary schools and excellent access to train links for city workers, St Pancras in under an hour! With countryside on your doorstep, the location blends village charm with modern practicality.

Freehold | Council Tax Band E | EPC D

- A Substantial Detached Family House Non-Listed Stone Built Family House
- Beautiful Gardens Extending To Approximately 0.83 Acre With Amazing Landscaped Sun Terrace
- Three Reception Rooms Plus A Library/Study
- Kitchen/Breakfast Room With Separate Utility And Shower Room
- Main Bedroom With Luxurious En Suite Bath And Shower Room
- Three Further Double Bedrooms And A Modern Family Bathroom
- Office/Single Bedroom 5
- Gated Driveway With Parking For At Least 13 Cars Plus A double Garage
- Sought After Edge Of Village Location Overlooking Open Fields
- Freehold EPC Rating D

Services, Utilities & Property Information

Tenure: Freehold

Council Tax band: E

Local Authority: Corby

EPC: D

Property construction: Brick and Tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating - Gas mains

Broadband: FTTC / FTTP Standard Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

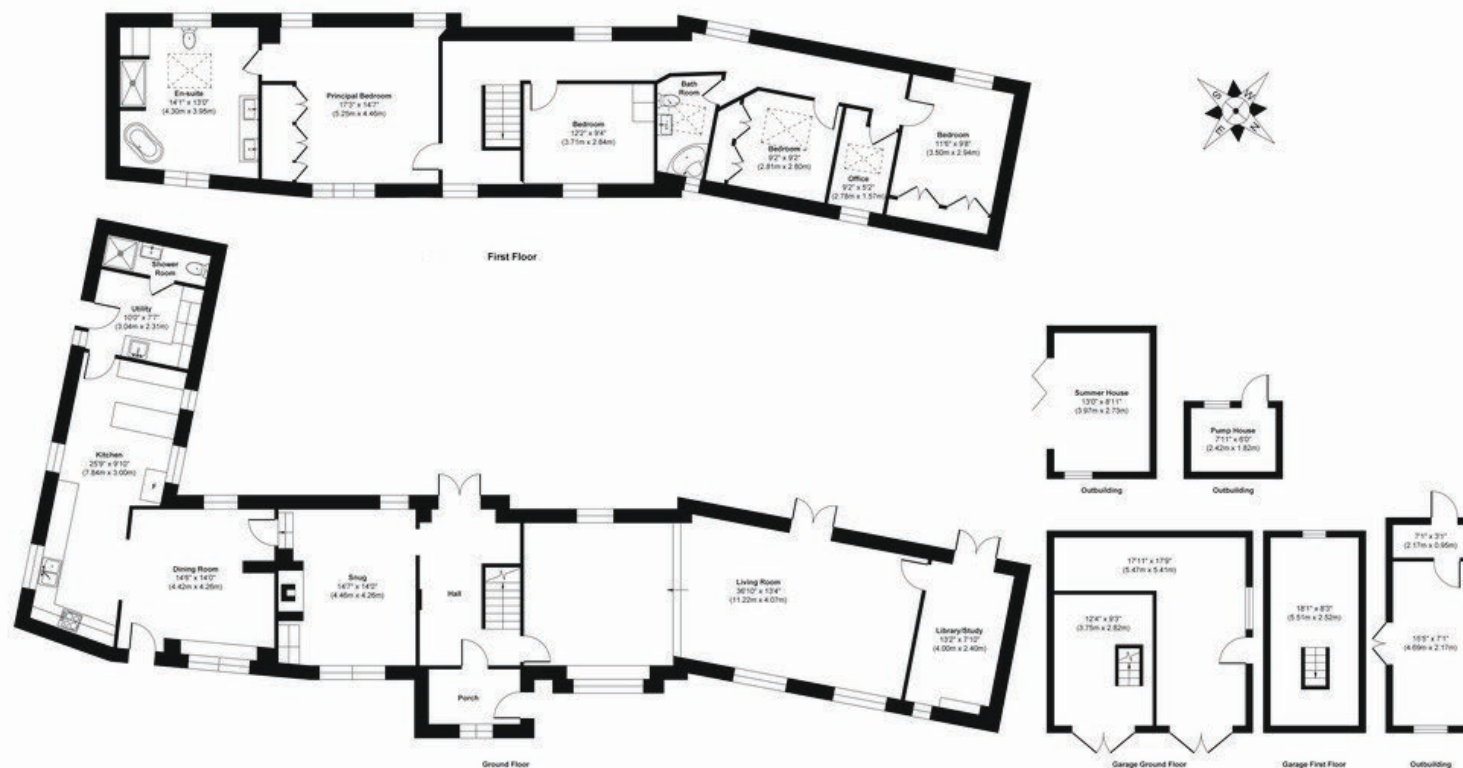
Parking - Garage for two cars, driveway for four + cars. 1 Hypervolt charger to rear of porch on driveway near garage not seen from road and does not interfere with any parking on driveway

Special property notes: Situated within a highly regarded conservation area, offering a characterful setting and protection of the area's historic charm.

For further information please speak to agent.



Kettering Road, Weldon NN17 3JQ
Approximate Gross Internal Area
Total (Including Garage / Outbuilding) = 3701 Sq Ft / 344 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only

Tenure: Freehold
Council Tax Band: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.





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