



Station House Station Road  
Irchester, Northants NN29 7EP



**Simpson & Weekley**



Set on the outskirts of the Northamptonshire village of Irchester is this eye catching, detached Victorian Station House offering a unique blend of historical charm and modern living. A sanctuary for people looking for a country setting with countryside views from every angle. The exterior of the property is a sight to behold, with original Victorian Lamps, intricate stained glass windows enchanting with their colours, an original Midland Railway information plaque a nod to its heritage, and stunning period brickwork standing as a testament to its enduring beauty. Step inside to discover three spacious bedrooms, a modern ground floor bathroom, an additional ground floor w.c., a conservatory providing views over the mature garden and views over open countryside, and a cellar for added storage space. The property also features separate reception rooms, providing ample space for relaxation and entertainment, a modern kitchen and a utility room. Siding onto a railway line, this home offers a unique perspective on the surrounding landscape. For those with a green thumb or a yearning for outdoor space, additional land is available on a peppercorn lease (subject to terms and conditions). There is parking to include a detached double garage. Located in the charming village of Irchester, just a stone's throw from Knuston, residents will enjoy the convenience of local shops, popular lower schooling, and a free bus service to the nearby Wollaston Senior school. Parks and miles of unspoilt countryside beckon exploration, with the award-winning Country Park situated the other side of the village. For commuters, Wellingborough mainline railway station is a mere 4 miles away, offering direct trains to St Pancras in under an hour - a perfect balance of rural living and urban accessibility. Don't miss the opportunity to make this extraordinary property your own. EPC Rating E, Council Tax Band E

Offers In Excess Of £450,000



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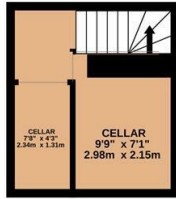
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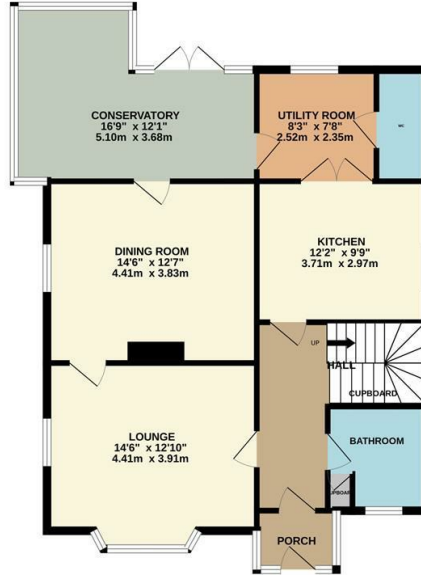
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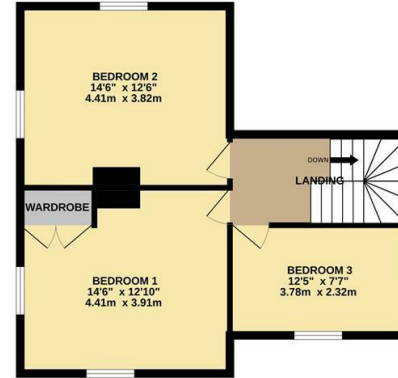
BASEMENT  
137 sq ft. (12.7 sq.m.) approx.



GROUND FLOOR  
895 sq ft. (83.2 sq.m.) approx.



1ST FLOOR  
532 sq ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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