



BY DESIGN

Manor House

Ecton, Northamptonshire



A Truly Exceptional Country Home Offering Space, Privacy and Heritage

A home with a story unlike any other. Beautifully restored, thoughtfully modernised and ready for its next chapter.

Tucked away behind stone walls in the heart of a picturesque Northamptonshire village, the Manor House is an exceptional Grade II* listed family home where more than 450 years of history blend seamlessly with the comforts of modern living.

Offering over 4,100 sq ft of versatile accommodation, this remarkable home features six generous double bedrooms, three beautifully appointed bathrooms, elegant reception rooms and a stunning bespoke Fraser James kitchen with granite worktops, vaulted ceilings, a large central island and a traditional AGA. The impressive detached two-storey Coach House extends to over 1,500 sq ft, offering a double garage and remarkable versatility for home working, hobbies, entertaining or the potential to create a self-contained annexe, subject to the necessary consents. A five-bar gate opens onto a generous gravelled driveway, providing ample parking for multiple vehicles.



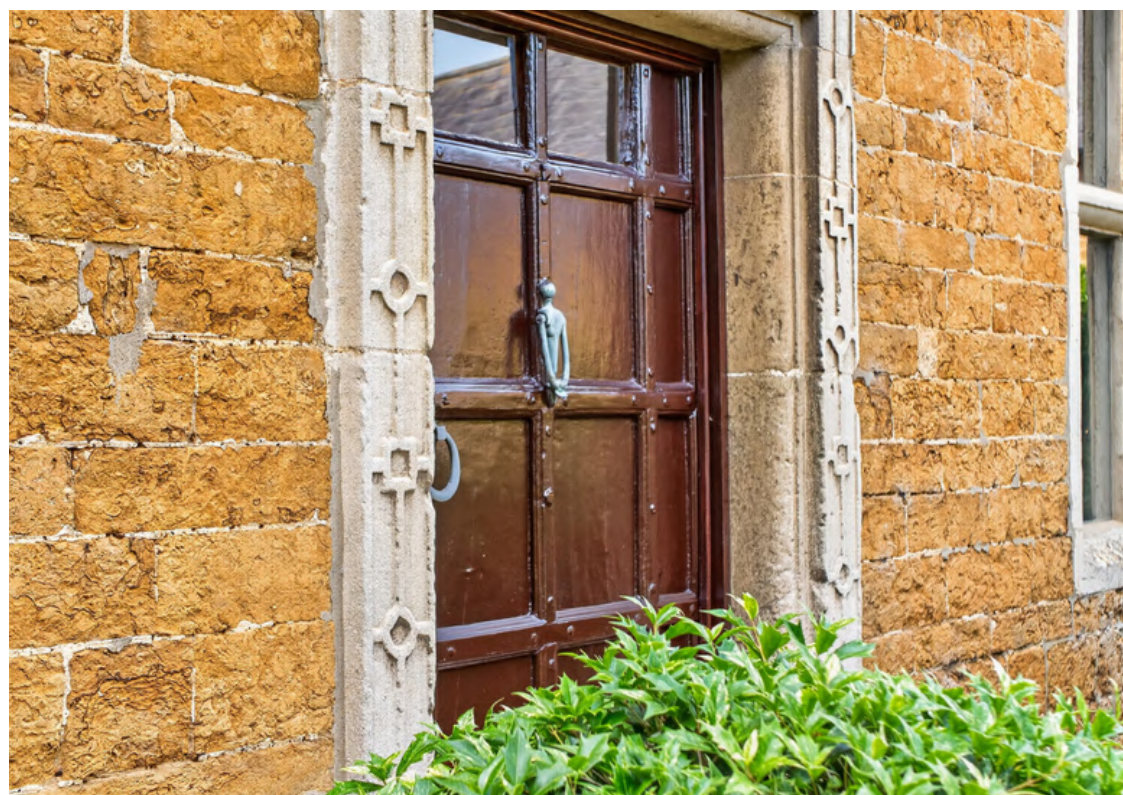
Outside, approximately 0.42 acres of beautifully landscaped, predominantly walled gardens create a wonderfully private setting, complemented by far-reaching countryside views.

Rich in character, the Manor House retains an abundance of original features, including the original front door, staircase and historic date stone, all of which contribute to its prestigious Grade II* status. Lovingly restored and meticulously maintained, it is far more than a historic building; it is a warm and welcoming family home that has evolved beautifully with modern life while preserving the craftsmanship and heritage that make it truly special.



Manor House, 56 High Street, Ecton, Northampton, Northamptonshire, NN6 0QB





Step Inside the Manor House

From the moment you arrive, the Manor House begins to reveal the warmth behind its impressive exterior. You're first welcomed by a spacious boot room with WC, perfectly designed for busy family life, muddy boots after countryside walks and paws returning from adventures in the surrounding fields. Beyond, over 4,100 sq ft of beautifully appointed accommodation unfolds effortlessly, with a wonderfully connected layout that allows each room to flow naturally into the next while still providing peaceful spaces to escape and unwind.



At its heart lies the stunning bespoke kitchen, handcrafted by the renowned local Daventry company, Fraser James. Designed for both everyday family life and entertaining, the vaulted beamed ceiling, original servants' bells, granite worktops, generous central island, Shaws butler sink and traditional four-oven AGA create a wonderfully sociable space. Equipped with a Neff oven, four-ring induction hob, space for an American-style fridge/freezer, together with dedicated space for both a washing machine and tumble dryer, it is every bit as practical as it is beautiful. A full-height Butler's pantry provides excellent additional storage, completing a kitchen perfectly designed for everyday living.







From the kitchen, the house flows naturally into a collection of elegant reception rooms, each with its own distinct character and purpose. Many enjoy dual or triple aspects, flooding the interiors with natural light and framing beautiful views of the gardens, the Nene Valley and the surrounding countryside. Whether you're hosting formal dinners, relaxing beside a crackling fire with a good book or curling up in one of the charming window seats, every room has been thoughtfully designed to celebrate the home's original charm. The dining room even retains the original gun room, offering another fascinating glimpse into the Manor House's past.

Throughout the home, beautifully preserved fireplaces, exposed beams, sash and mullioned windows, working shutters, the magnificent original staircase and the original front door serve as constant reminders of its extraordinary heritage, while sympathetic renovations ensure the house feels warm, welcoming and effortlessly suited to modern life.











Cellar

Beneath the house, three substantial cellar rooms, including a fantastic wine cellar, add yet another layer to the Manor House's rich history while also offering exciting potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.



First Floor

Across the first and second floors, six generous double bedrooms provide flexibility for growing families, visiting guests or those working from home. The principal bedroom enjoys commanding views across the gardens and surrounding countryside, and benefits from an elegant Jack and Jill en-suite with roll-top bath. Two further bedrooms are located on the first floor, one of which is currently arranged as a dressing room, alongside a stunning four-piece family bathroom featuring a roll-top bath, separate shower and underfloor heating.







Second Floor

The second floor offers three further spacious and characterful bedrooms, together with an additional bathroom, with one of the bedrooms currently serving as a home office. Charming window seats throughout the upper floors provide the perfect place to pause, relax and admire the ever-changing countryside views.







The Coach House

A beautiful wisteria drapes across the detached two-storey stone Coach House, which is every bit as impressive as the main residence. Originally built to accommodate coaches and stabling, it now extends to over 1,500 sq ft, incorporating a double garage, workshop, home gym, games room and WC, while still retaining features such as the original stable partition, a charming reminder of the building's former life. A five-bar gate opens onto a generous gravelled driveway, providing ample parking for multiple vehicles.

Offering fantastic flexibility, it is perfectly suited to running a business from home, creating a dedicated space for hobbies, providing teenagers with their own retreat or simply enjoying it as an extension of the main house. With plumbing and electricity already in place, it also presents an exciting opportunity to create a self-contained annexe, guest accommodation or multi-generational living space, subject to the necessary consents.





Gardens & Grounds

Stepping outside, the gardens become a natural extension of the home itself. Extending to approximately 0.42 acres, the private and predominantly walled gardens have been thoughtfully designed to be enjoyed throughout the seasons. Manicured lawns, mature planting, fruit trees, peaceful terraces and a charming box parterre vegetable garden create spaces for everything from children's games and summer entertaining to quiet mornings with a coffee in hand, all framed by breathtaking views across the surrounding Northamptonshire countryside.











Approximate Boundaries



*Approximate Boundaries

A Rich and Remarkable History

With a history spanning more than 450 years, the Manor House is a home of considerable historical importance. Originally known as Manor Farm and once owned by the Abbey of Warden, it later became the birthplace of Sir Augustine Nicolls in 1559, who went on to become Lord Keeper of the Great Seal under King James I and Chancellor to the future King Charles I. Beautifully remodelled by Henry Bagley in 1694, the original date stone remains proudly displayed today as a lasting reminder of the home's rich past. Awarded Grade II* listed status in 1954, Manor House has been carefully preserved through the centuries and today offers a rare opportunity to become the next custodian of one of Northamptonshire's most remarkable historic homes.





Life in Ecton

Nestled in the heart of the picturesque conservation village of Ecton, the Manor House enjoys the perfect balance of peaceful country living and everyday convenience. Surrounded by beautiful Northamptonshire countryside, the village offers a genuine sense of community, where neighbours know one another and village events bring residents together throughout the year.

Despite its idyllic setting, many of Ecton's amenities are just a short walk away, including a well-regarded primary school, a traditional village pub, the popular World's End hotel and gastro pub, and the village hall, which hosts a variety of social events, clubs and fitness classes. The village also benefits from a monthly community magazine, helping residents stay connected with local life.

For those who enjoy the outdoors, Ecton is surrounded by an extensive network of public footpaths, bridleways and quiet country lanes, making it ideal for walking, cycling and horse riding. Nearby Sywell Country Park, Pitsford Water and the surrounding countryside provide wonderful opportunities for sailing, fishing, watersports and family days out.

A wider range of shopping, restaurants and leisure facilities can be found just a few minutes away at Weston Favell Shopping Centre, with the vibrant market village of Earls Barton, the county town of Northampton, Rushden Lakes and Milton Keynes all within easy reach.

Families are particularly well catered for, with a primary school in the village, Weston Favell Academy within catchment and an excellent choice of highly regarded independent schools nearby, including Spratton Hall, Wellingborough School, Oundle, Uppingham, Rugby, Oakham and Stowe.

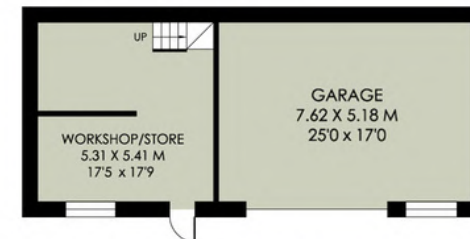
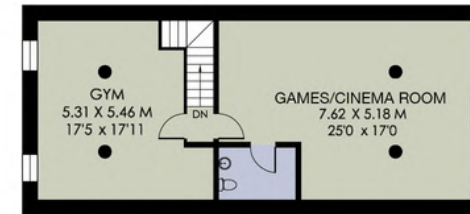
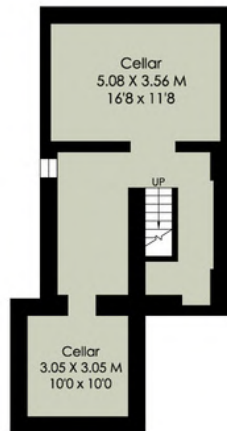
For commuters, Ecton is exceptionally well connected. The A45 provides swift access to the M1, A14 and A1, while both Northampton and Wellingborough railway stations offer regular services to London, with journeys to London St Pancras in approximately 55 minutes and London Euston in around an hour. Birmingham, Luton and Heathrow airports are all within comfortable driving distance, making both national and international travel easily accessible.

Extra Information

- Grade II* Listed
- High-speed fibre broadband available in the area (buyers are advised to check with their provider)
- 5G mobile coverage available (buyers are advised to check with their provider)
- Mains gas, electricity, water and drainage
- Located within a conservation area
- EV car charger – 7 kw
- Tenure: Freehold
- Local Authority: North Northamptonshire Council
- Council Tax Band: G
- EPC: Exempt
- Please note: Some marketing images have been digitally enhanced to present the lawns as they would typically appear outside of the current hosepipe ban. The workshop image has also been digitally edited to remove stored items, allowing the space and layout to be more clearly appreciated.

Viewing Arrangements: Strictly via the vendors sole agents By Design on 07393 997427

Website: For more information visit www.bydesignhomes.com



APPROXIMATE GROSS INTERNAL AREA: 4121 sq ft / 383 sq m
 THE COACH HOUSE: 1536 sq ft / 143 sq m
 TOTAL: 5657 sq ft / 526 sq m





BY DESIGN

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National audience

local knowledge