



Arm Farm House, Blisworth Arm, Blisworth, Northamptonshire, NN7 3EF

HOWKINS &  
HARRISON

Arm Farm House,  
Blisworth Arm, Blisworth,  
Northamptonshire,  
NN7 3EF

Guide Price: £925,000

Situated within Blisworth Arm, this truly stunning detached home has been recently extended and remodelled to create approximately 2,472 sq ft of flexible accommodation, plus landscaped gardens, superb double oak framed carport and a sweeping driveway. Arm Farm House boasts a bespoke kitchen/dining/living room, utility room, sitting room and snug, study, wetroom, five generous bedrooms with two ensuite and a further family bathroom, all completed to a high quality specification throughout.

### Features

- Remodelled & extended detached home
- Approximately 2,472 sq ft of accommodation
- No onward chain
- Stunning live-in kitchen/dining/living room
- Sitting room and snug
- Utility room and wetroom
- Impressive master bedroom with vaulted ceilings and ensuite
- Four further double bedrooms, one with ensuite, and a family bathroom
- Landscaped gardens, serviced double oak framed carport & extensive driveway parking
- EPC rating: TBC



## Location

The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school, The Walnut Tree pub and restaurant close by, and The Royal Oak Public House within the village itself. There is also a Baptist chapel and a Church of England parish church. The Grand Union canal runs through Blisworth offering the opportunity for some lovely walks.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit! The village itself has a thriving football club offering football opportunities for all including 36 youth teams ranging from under 6s to 18s.



## Ground Floor

Entrance hall, leading to the study, a ground floor wetroom with underfloor heating, and sitting room with a snug beyond the dual aspect wood burning stove. Double doors lead to the stunning live-in kitchen/dining room, with bespoke fitted units, an island, integrated Miele appliances and underfloor heating. There is a utility room off, also benefiting from underfloor heating, and bi-fold doors leading to the patio and garden beyond.

## First Floor

Both the master bedroom and second bedroom boast impressive, vaulted ceilings, ensuite shower rooms with high specification fittings, and a Juliet balcony. There are three further generous bedrooms, two with bespoke fitted wardrobes, and a family bathroom, featuring a luxurious cast iron roll-top bath.





## Outside

The property is approached by a gravelled driveway providing ample off-road parking beyond a five-bar gate, leading to a superb double oak framed carport which benefits from electricity and lighting, and the entrance porch. The landscaped gardens extend around the property, mostly laid to lawn with thoughtfully planted flowerbeds, well stocked borders, and a variety of fruit trees, all enclosed by fencing. The large patio seating area enjoys views across adjacent paddocks.



A truly stunning detached home recently extended and remodelled to create approximately 2,472 sq ft of flexible accommodation, landscaped gardens, and a sweeping driveway.





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

## 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

The following services are connected to this property: electricity, water and drainage. None of the above 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 services. Oil fired boiler.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - C

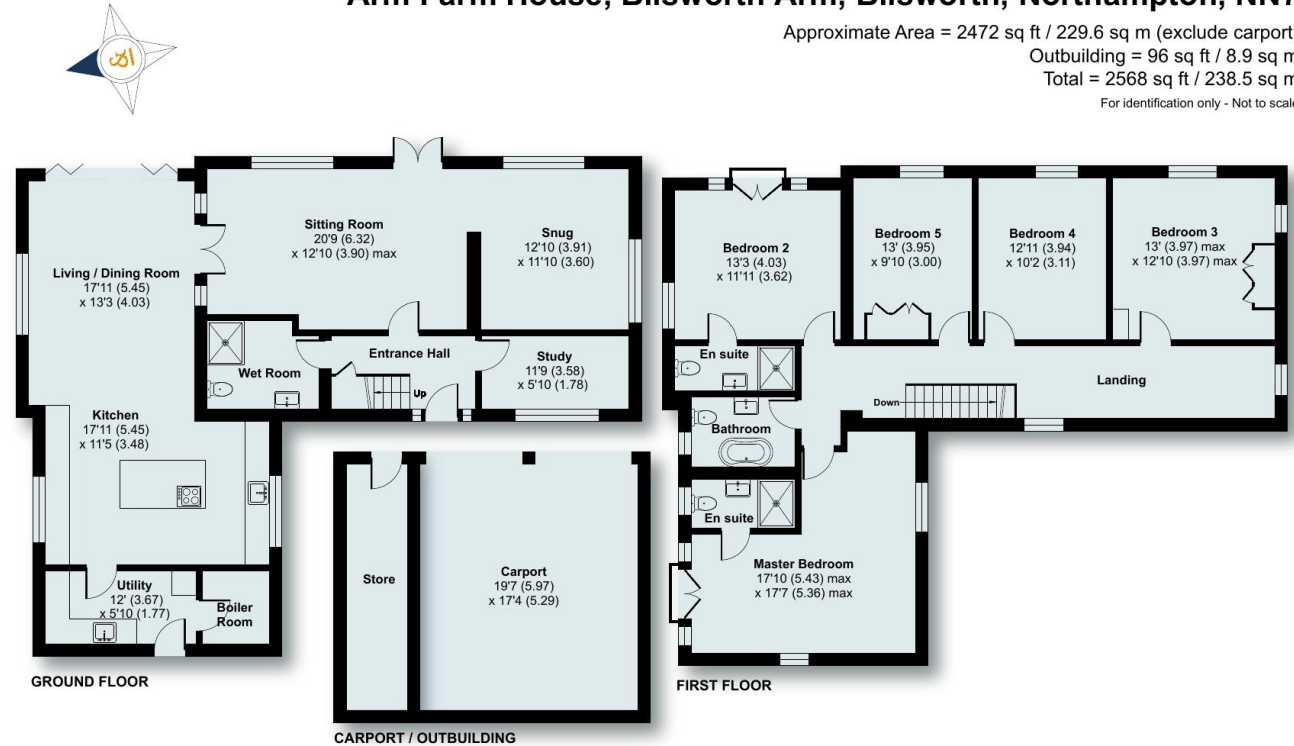
## Arm Farm House, Blisworth Arm, Blisworth, Northampton, NN7

Approximate Area = 2472 sq ft / 229.6 sq m (exclude carport)

Outbuilding = 96 sq ft / 8.9 sq m

Total = 2568 sq ft / 238.5 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: 1464682

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## Howkins & Harrison

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