



16 Main Street  
Loddington | Kettering | Northamptonshire | NN14 1LA

 FINE & COUNTRY

# STEP INSIDE

## 16 Main Street

Home Farm is a beautifully presented, non-listed, six-bedroom, former farmhouse with an amazing two-bedroom barn conversion annexe located in the heart of this sought-after village. The main house dates back in parts to the late 1600s and retains superb original features including fireplaces, an inglenook fireplace and beams. The property has been meticulously maintained and updated with improvements including replacement traditional-style double glazed windows and restored original features. To the rear of the house is a stunning beautifully renovated, detached barn conversion cottage with a baronial style main reception room with vaulted ceiling, two double bedrooms and two en-suites.

On entering you are greeted by a beautiful reception hallway with a slate floor, period fireplace, beams and an oak panelled wall and staircase to upper floor, there is also access to the rear terrace and the cellar. On the left of the reception hall is a lovely sitting room again with period features including a fireplace with wood burner, polished floorboards, exposed stone wall, window shutters and a charming Georgian corner cupboard, French doors open onto the terrace. The kitchen/breakfast room is a large family space fitted with a range of country style oak units with granite worktops, a pillar box red Aga with warming plate, hob and extractor, pantry and plumbing for a dishwasher and washing machine. The breakfast area is to the front of the house with an open fireplace and window top the front with shutters. Leading off the kitchen is a vast double-height hallway with a spiral staircase to the upper floor and a guest cloakroom, this superb space links the main house to the older part of the house which was originally a separate cottage dating back to the 1600s and forms the main reception room which is crammed with period features including beams and an amazing inglenook fireplace with original bread over and a wood burner. To the rear of the hallway is a boot room with utility and gym area.

On the upper floor there are five double bedrooms plus a lovely study/bed six. The first double in the older part of the house has a range of fitted wardrobes and a luxurious en-suite bathroom with freestanding tub and a shower. The second double has an en-suite bathroom. Next are two double bedrooms one with a funky cabin bed and storage plus a luxurious family shower room. There is also a charming bedroom currently used as a playroom but would be ideal as study/library or bedroom. The last double is currently a bright and spacious main bedroom with fitted wardrobes and an en-suite shower room.

The annexe is quite special and has been converted from a former barn. It is beautifully presented and is approximately 1400 sq.ft with a vast baronial style open plan reception/dining and kitchen. This amazing room has a stone flag floor, open inglenook fireplace, double height beamed ceiling with a gallery/study area and French doors with amazing views to the rear. The kitchen is well fitted with a dining area. There are two double bedrooms both with en-suites, one on the ground floor and one upstairs.





# SELLER INSIGHT

“ 16 Main Street has been our home for 14 months now, and it has been a truly special place for our family.”

“What first drew us to the property was the house itself and the land surrounding it, along with the beauty of the village. When we viewed the house, we walked through the orchard and were greeted by a deer standing looking straight at us. In that moment, we simply knew this was the home for us.”

“Since living here, we have taken time to settle in before making any major changes. While we had plans to modernise, we wanted to live in the house for a year and truly understand it before altering anything. This is our dream home, and the only reason for our move is the need to be closer to our children’s school. We have converted one room into a playroom, which could also be used as a study, making it a very versatile space. Outside, some landscaping has been completed, but other than that we are leaving it as a blank canvas for the next owners.”

“My favourite room in the house is the kitchen, with its Aga - it is truly the heart of the home. The adjoining dining area is perfect for socialising, and the long, low sitting room with its inglenook fireplace is such a cosy space. My son’s bedroom, with its built-in bed area, is another favourite. And as a whole the home is full of charm and character.”

“The garden and land are exceptionally private. We are fortunate to be surrounded by wildlife, including deer, badgers and foxes, and our wildlife camera has captured kingfishers, ducks and even otters by the water. There is a beautiful courtyard garden, a true sun trap, where I hosted my 40th birthday party. The orchard, with its 46 apple trees, has been a joy, and we keep pigs and sheep, which help maintain the land. The children have loved taking the boat out on the pond, creating memories they will cherish.”

“Our home is great for entertaining. Family love coming to stay for Christmas and New Year, and the annex is perfect for hosting. It is very much a home that people gravitate towards, all year round.”

“The village community is warm and welcoming, with wonderful neighbours and a strong community spirit. We have proudly supported efforts to save the local pub, and the cricket club and church are at the heart of village life. Cinema nights at the village hall are a particular highlight.”

“What I will miss most is the land - the pond, the woodland - and our neighbours. We are incredibly sad to be leaving. This is a truly magical place, and we have loved every moment of our time here.”\*

\* 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.





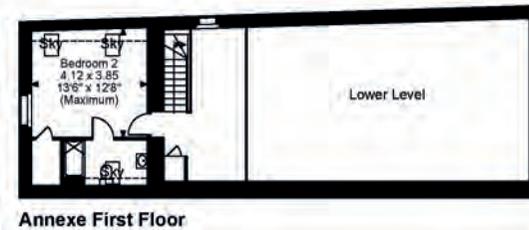
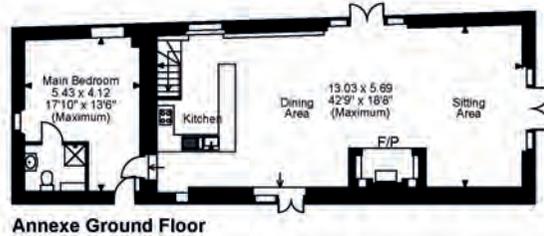
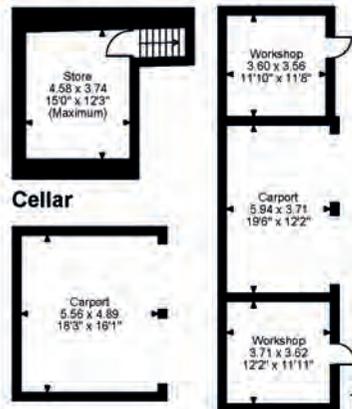
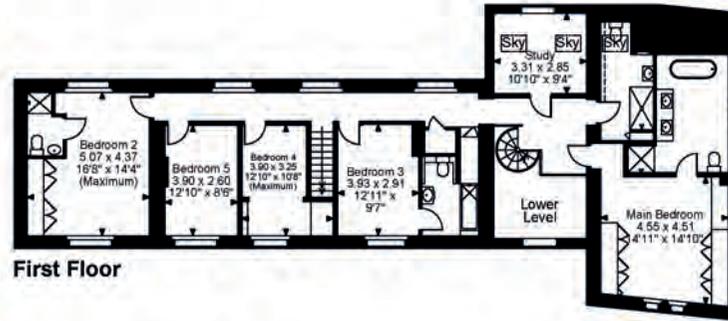
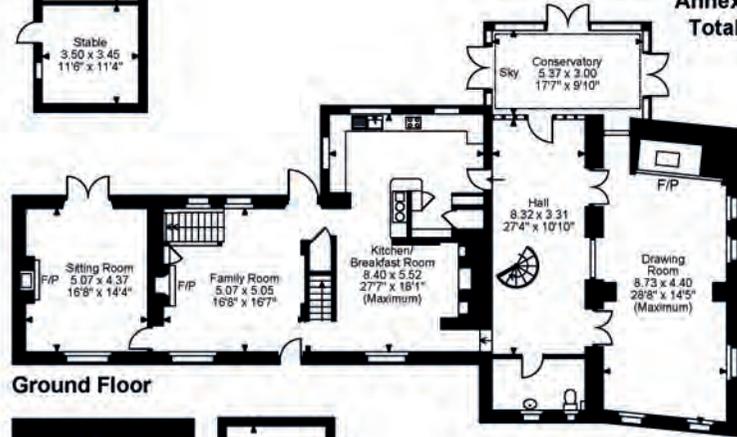
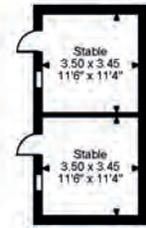
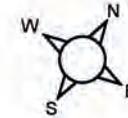
The grounds of Home Farm are quite spectacular and extend to approximately 20 acres which include a three-acre fenced paddock with water, extensive woodland, and natural areas, a tranquil lake with a natural brook and an orchard. Electric gates at the side of the house lead to a large circular driveway with central water feature and parking for at least ten cars, there is a stone-built covered car port for two cars and a further yard with two bay stable and a workshop.

**Services, Utilities & Property Information:**

Tenure: Freehold  
Council Tax band: H  
Local Authority: North Northamptonshire Council  
EPC: Main House - Band E | Annexe Band D  
Property construction : Stone and Tile  
Electricity supply: Mains Electric  
Water supply: Mains  
Drainage & Sewerage: Mains  
Heating: Oil Fired Central Heating for Main House and Annexe, Separate Boilers  
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: parking for at least 10 cars & a double car port  
Property is on two titles



**Main Street, Loddington, Kettering**  
**Approximate Gross Internal Area**  
**Main House = 3971 Sq Ft/369 Sq M**  
**Carport = 530 Sq Ft/49 Sq M**  
**Workshop & Stable = 549 Sq Ft/51 Sq M**  
**Annexe = 1468 Sq Ft/136 Sq M**  
**Total = 6518 Sq Ft/605 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	71   C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Council Tax Band: H



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. Printed 20.02.2026





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