



The Lodge  
Harborough Road | Brixworth | Northampton | Northamptonshire | NN6 9BX



# SELLER INSIGHT

“ This stunning, spacious, family home, constructed in beautiful golden ironstone brick, is set within the sizeable village of Brixworth, which is a designated conservation village. Once a working farm, parts of which date back to the 17th century, over the years it has been inspirationally extended and enlarged to become this outstanding property which has been the much treasured home for its owners for the past eight years.

Externally, a visually attractive property, set back from the road, which had an immediate impact on the owners when first coming to view. However, on entering the property and travelling through, they were totally enthralled by its beauty, size and layout and knew immediately that The Lodge was to be their future family home. Its clever design reflects its historic past, with everything seamlessly blending to create a home which is ideal for family life. Accommodation is both practical and flexible alongside exposed beams, plus wood burning stoves in its principal rooms, all adding to the delight of this special home. In excellent condition when the owners moved in, they have further enhanced and enriched their home, thereby adding to its luxuries and comforts but always with respect to its unique history. The spacious kitchen/dining/sitting area is very much the hub of family life; it has a natural warm welcome, often described as a wrap around hug to all. With such space and amenities, it is very much the favoured venue for friends and family to gather, especially at Christmas, when the house seems to come into its own, fires aglow and the house fully adorned.

Leading from the family space there is a spacious terrace on which to relax and maybe enjoy al fresco dining. Much care and attention has been given to the garden by the owners and it is a space full of colour and interest throughout the year and certainly one to enjoy as the seasons unfold.

The vibrant village has an excellent range of amenities from its well stocked convenience store, highly rated education facilities - very easy to access, village hall, sociable pubs and the village is especially proud of its historic Saxon church, designated as a Grade 1 listed building. Access to rail and road links is excellent and both Market Harborough and Northampton are close by. There are so many interesting places explore close by including Althorp House, whilst Pitsford Reservoir is a popular venue for walking and cycling.

It is for logistic reasons that the owners are saying farewell to this special home. They have loved being part of its history and feel they have been its custodians whilst residing there.\*

\* 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 INSIDE

## The Lodge

The Lodge is a delightful, grade II listed, substantial village property that just exudes charm and character and has the most wonderful feeling of light and space throughout. It has recently been lovingly restored and modernised by the current owners retaining its superb original features. The main part of the property dates back to the eighteenth century and exudes the Georgian era but the rear wing dates back earlier to the seventeenth century and has a definite farm house feel with beams and a stunning inglenook. This beautiful home is set in mature gardens of approximately 0.28 acre with a large, paved sun terrace, sweeping lawns, a decked barbeque area and mature herbaceous borders and trees. To the side of the house a large gravelled and electrically gated driveway with private parking for three cars, the driveway is shared access to one other house.

To the front of the house the garden is walled with ornate iron railings and an original ornate iron work gate, a paved path leads to the original panelled and glazed front door, on entering you are greeted by a spacious and welcoming dining hall. This superb room has a wonderful feel with an oak floor, leaded glass window to the front, an original fireplace with wood burner, the original staircase and access to the cellar. The main reception room is just flooded with natural light and has a leaded glass window to the front with shutters overlooking the front garden, the room has a quite phenomenal period fireplace and wood burner. At the far end of the dining hall is a large boot/utility room with bespoke fitted cupboards, sink unit and the gas fired boiler. To the rear of the house is a small lobby area with a guest cloakroom. The farmhouse kitchen/breakfast room is quite superb with an oak floor, exposed beams and a large period inglenook fireplace with an iron fire basket, cast iron fireback and meat hooks. The kitchen is fitted with an extensive range of Shaker style units with a central island, there is a large 4 oven Aga plus a separate induction hob, there is ample room for a full size family breakfast table and a sitting area.

On the first floor there is a central landing area with access to four bedrooms, three are good size doubles with leaded glass windows overlooking the front garden, one has an en suite shower room. The fourth bedroom is a small double with window to the side. There is a rear hallway with a wall of fitted cupboards with original oak panelled doors which gives access to the family bathroom and main bedroom suite. The family bathroom has a traditional feel with a roll top bath and a dinky bay window with leaded glass overlooking the rear garden. The main bedroom suite is in the older rear wing and has a superb character bedroom with a vaulted and beamed ceiling and a separate bathroom/dressing room with a free standing bath tub, twin basins and a separate shower. There is an extensive range of bespoke fitted wardrobes.







The property has superb gardens to the front and rear with sweeping lawns and herbaceous borders, a large flagstone paved sun terrace plus a separate decked barbeque area, the garden is screened by mature trees. To the side of the house is a gravelled driveway lead that is shared with one other house at the rear of the property, there are electric gates that open onto a parking area with parking for three cars for the use of The Lodge only.

Brixworth has numerous amenities including a parade of shops, a health centre, dentist, library, garages, pubs, cafes, restaurants and a country park with sailing facilities. Primary schooling is available in the village and there are Preparatory schools at Spratton and Pitsford and secondary schooling at Guilsborough.

#### **Property Information, Services & Utilities**

Tenure: Freehold.

Council Tax: Band G

Local Authority: Daventry

EPC Rating: D

Services: Mains electric, gas, water & drainage.

Heating: Gas central heating.

Broadband: Full fibre broadband available, we advise you to check with your provider.

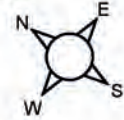
Mobile signal: 5G available in this postcode, we advise you check with your provider.

Parking: Driveway parking for multiple cars.

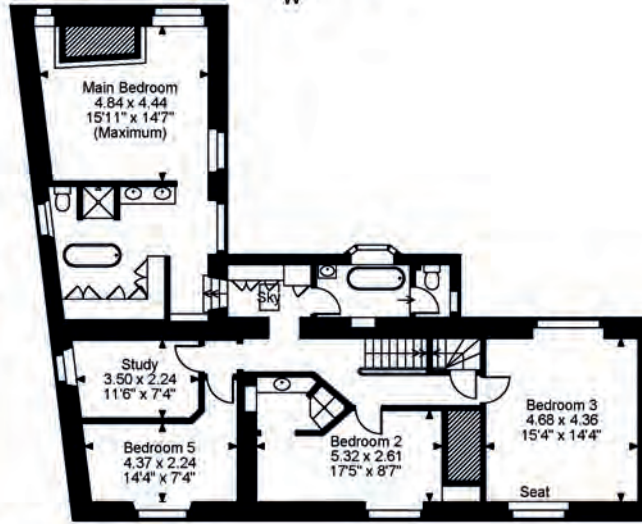


**The Lodge, Harborough Road, Brixworth, Northampton**

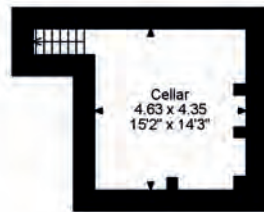
**Approximate Gross Internal Area**  
**Main House = 3601 Sq Ft/335 Sq M**  
**Stores = 105 Sq Ft/10 Sq M**  
**Total = 3706 Sq Ft/345 Sq M**



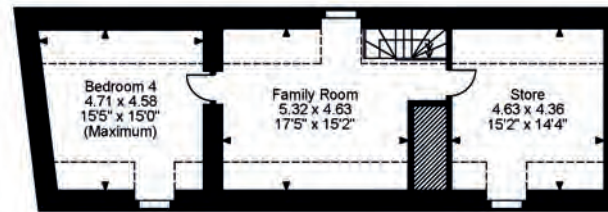
**Ground Floor**



**First Floor**



**Cellar**



**Second Floor**

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

Tenure: Freehold  
 Council Tax Band: D

*Guide price* £950,000



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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 02.12.2025





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