



SHOTLEY FARM HOUSE
WAKERLEY ROAD, HARRINGWORTH

JAMES
SELICKS



“... SET WITHIN A GENEROUS HALF- ACRE PLOT ...”

Shotley Farm House is a charming and substantial four/five bedroom farmhouse set within a generous half-acre south-facing plot, offering an exciting opportunity for renovation and modernisation in the sought-after village of Harringworth.

Kitchen • Five Reception Rooms • Utility Room, Downstairs Cloakroom •
Four/Five Bedrooms • Family Bathroom • Off-Road Parking, Outbuildings
• Renovation Opportunity • Generous Plot of Approx. Half an Acre •
Edge of Village Location • NO CHAIN

Accommodation

Rich in character and potential, the property is complemented by a range of useful outbuildings and enjoys a peaceful rural setting with excellent natural light throughout the day.

The ground floor provides an impressive level of accommodation, featuring five versatile reception rooms that offer flexibility for both family living and entertaining. Two of the principal reception rooms each boast traditional inglenook fireplaces that serve as warm and characterful focal points. In addition, the ground floor includes a kitchen, separate utility room, and a convenient downstairs cloakroom.

To the first floor, there are four to five generously proportioned double bedrooms, all enjoying excellent space and natural light. These rooms are served by a well-sized family bathroom.



Outside

The grounds are arranged into three distinct areas, each offering its own character and potential. The property is initially approached via a gravelled driveway providing ample off-road parking, a small front garden area, and access to the outbuildings.

From here, a pathway leads to a more formal garden, slightly raised and predominantly laid to lawn, and enhanced by mature planting. The third section of the garden, accessed directly from the formal area, is a larger, more open paddock-style space. This versatile area offers excellent scope for a variety of uses, including smallholding, additional landscaping, recreational purposes, or further development, subject to the necessary consents.

Together, the exterior grounds provide a rare combination of structured garden space and open land, perfectly complementing the farmhouse and its rural setting, with a total plot extending to approximately half an acre.

A rare opportunity to acquire a traditional farmhouse with outstanding potential, offering space, character, and scope to create a truly exceptional family home.



“... RARE OPPORTUNITY TO
ACQUIRE A TRADITIONAL
FARMHOUSE WITH OUTSTANDING
POTENTIAL ...”

Location

Harringworth is a well-regarded, picturesque village nestled in the scenic Welland Valley near the Rutland border. Surrounded by beautiful countryside, it offers a peaceful rural lifestyle and a strong sense of community. The village features a church, village hall, and a welcoming public house. Just 4 miles from the historic market town of Uppingham, residents enjoy convenient access to local shopping and amenities. Harringworth also benefits from easy travel to nearby towns including Stamford, Oakham, Oundle, Peterborough, and Leicester. For commuters, Corby's mainline train station provides excellent rail links to London and beyond.

Services & Council Tax

The property is offered to the market with all mains services and electric central heating.

North Northamptonshire Council – Tax Band G

Tenure

Freehold

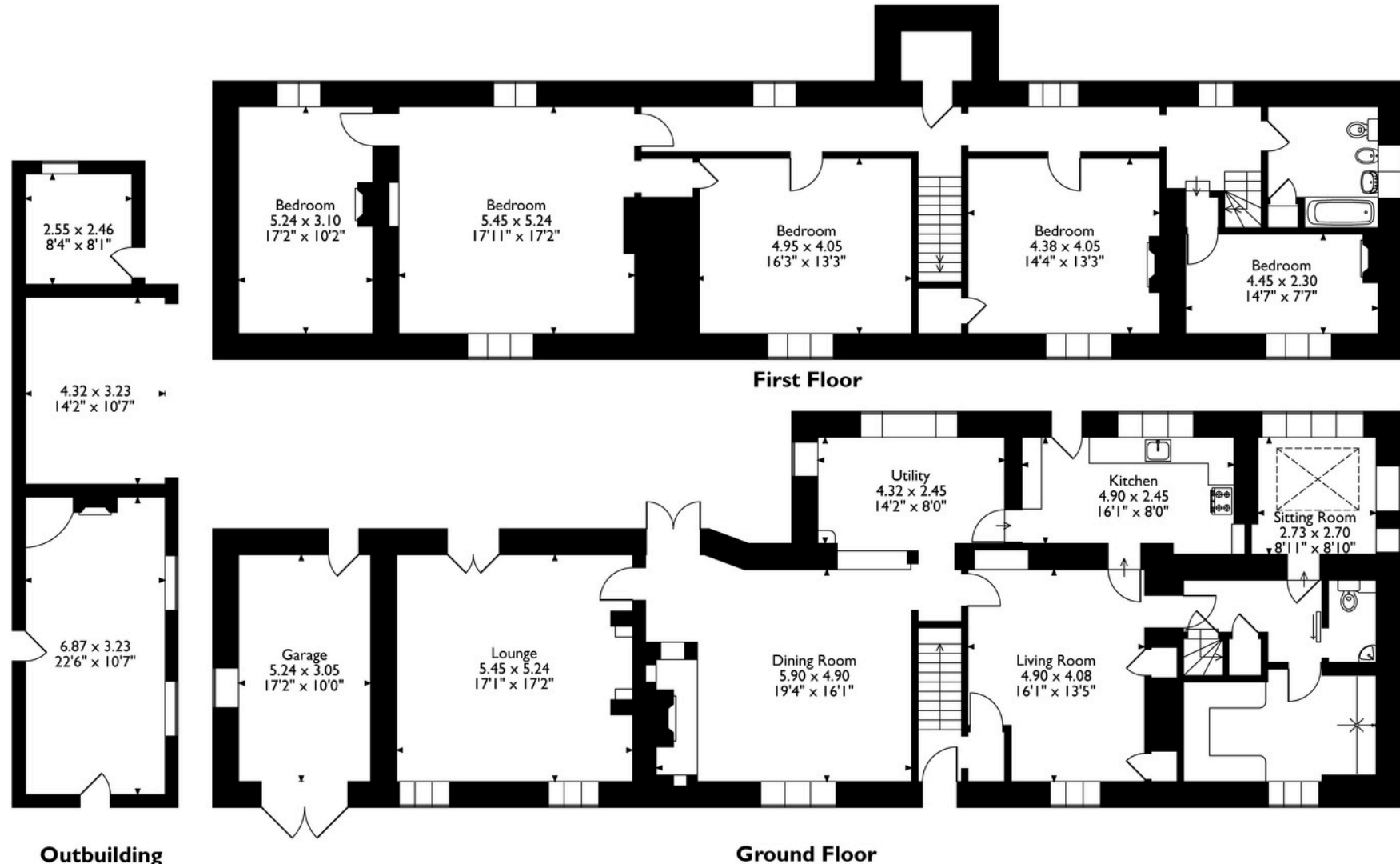




Shotley Farm House, Wakerley Road, Harringworth, Corby NN17 3AH

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = 3811 ft² / 354 m²

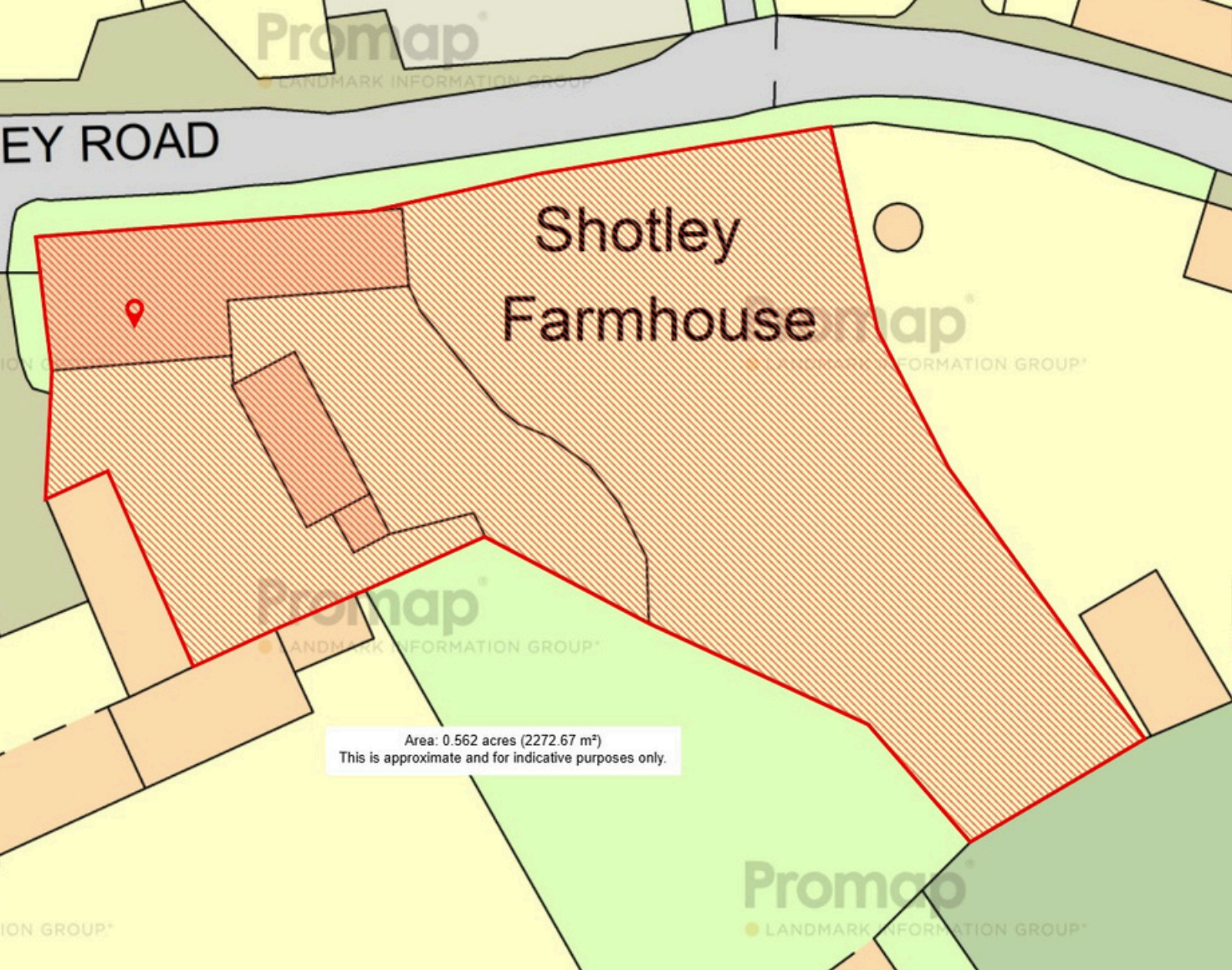
Measurements are approximate, not to scale, for illustrative purposes only.



Outbuilding

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Area: 0.562 acres (2272.67 m²)
This is approximate and for indicative purposes only.



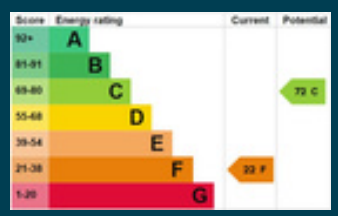
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.