

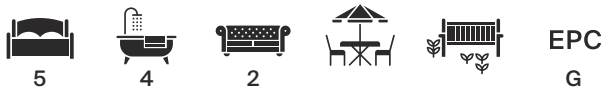


2 The Hall, Brockhall, Northampton



2 The Hall, Brockhall Northampton

Nestling in rolling Northamptonshire countryside with its own private entrance to the Hall, privately positioned overlooking the 12th-century church. The Hall and stables are set in lovely grounds, and the property has been divided to form fine historic homes. The property is approached by a private drive through its parkland and arboretum. Brockhall is about 1.5 miles from Flore and Weedon, both recently by-passed, with facilities including public houses, general stores, day nursery and primary school, petrol station, doctor and dentist surgeries, plant nursery with children's petting farm, produce shop and cafe. Daventry is about 6 miles. There are miles of footpaths and canal towpaths to enjoy, golf courses in the area and sailing and fishing at Draycote Water.

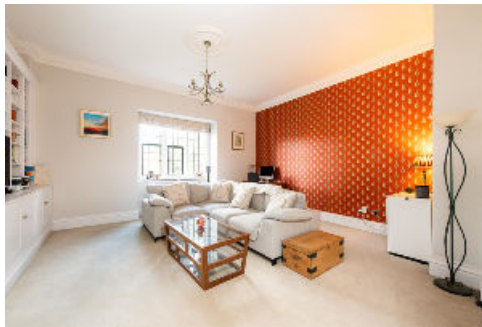


Tenure: Share of freehold

Local authority: Daventry District Council

Council tax band: G





The East Wing of a beautiful listed Jacobean Hall set in 14 acres of private manicured grounds.

2 The Hall is a wing of this fine 17th century Grade II listed ironstone built Hall, remodelled in 1800 in Gothic style with further alterations in the 1900s. The house was converted into dwellings in 2000, and the present owners have updated the decoration, lighting and wiring. 2 The Hall is accessed by a private courtyard.

The accommodation retains wonderful architectural elements, with generously proportioned rooms with high ceilings, working fireplaces, shutters, flagstone floors and an internal well. The dining hall has an oak floor and fine dog-leg staircase. Handmade kitchen with original flagstone floor, with utility room and boiler room off.

To the first floor is a fine drawing room with Clearview wood burner and triple gothic sash windows enjoying the view over the gardens. The principal bedroom with original fireplace has a dressing room and modern en suite bathroom with bath and walk-in shower. Two further first-floor bedrooms and family bathroom and two second-floor double bedrooms with en suite shower rooms, off a generous landing.





Garden and grounds

The communal ground extends to about 14 acres with gardens, parkland, spinneys and paddocks.

Services

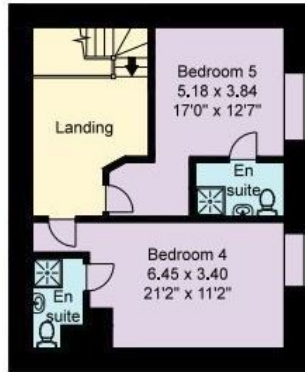
Biomass pellet boiler. Mains water supply. Estate drainage. Metered LP gas. Mains electricity. Telephone and Broadband. Security system with CCTV. Electric car charging point.

Directions (NN7 4NS)

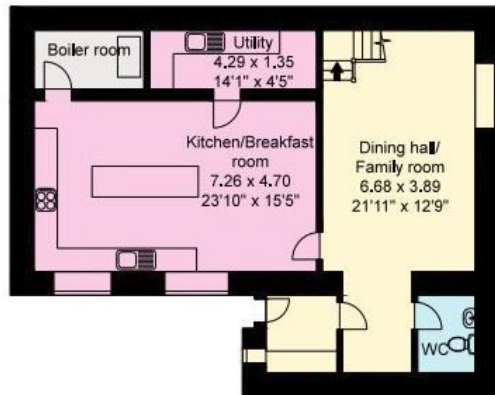
From the M1 (J16), take the A45 towards Daventry and proceed into Flore Village. In the village, take the first right-hand turn signposted Brockhall. At Brockhall, turn left into the driveway signed The Brockhall Estate. Proceed to the parking area in front of the Hall. The entrance to 2 The Hall is under the archway to the right-hand side of the house.

What Three Words [///zaps.sedative.students](https://www.what3words.com/#!/zaps.sedative.students)

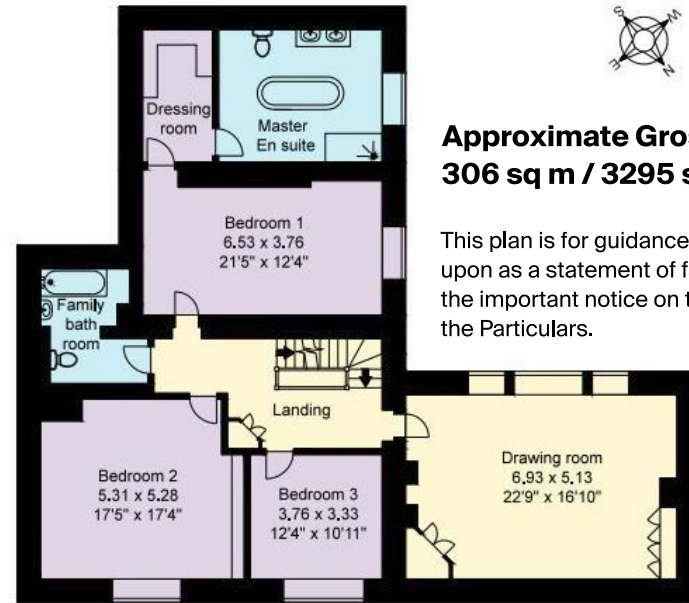




Second Floor



Ground Floor



First Floor



**Approximate Gross Internal Floor Area
306 sq m / 3295 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



2 The Hall Brockhall

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james.way@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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Date: 17 November 2023
Our reference: STR012357955

2 The Hall, Brockhall, Northampton, NN7 4NS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.1 Mar 23