

# Spring Hill Farm House, Pitsford, Northamptonshire

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NO PARKING  
DELIVERY VEHICLES ONLY







A fine **six bedroom family house** and garage block with planning consent for self-contained additional accommodation, carport, stables, garden and orchard.

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## Summary of accommodation

Hall | Cloakroom | Drawing room | Sitting room | Family room | Study/home office | Kitchen | Breakfast room

Landing | Roof terrace | Four first floor bedrooms, including principal bedroom with en suite bathroom | Family bathroom

Second floor bedroom five with bath and washroom | Bedroom six

Barn with extant planning permission for conversion | Triple carport and ample parking | Range of 4 stables, tack room and store | Lovely garden with summerhouse | Orchard

**In all, about 0.83 acre**

## Distances

Northampton 6 miles, (Intercity trains to London Euston from 50 minutes), Towcester 14 miles, Daventry 16 miles

Milton Keynes 27 miles (Intercity trains to London Euston from 32 minutes), M1 (J16) 10 miles, M40 (J11) 26 miles, A14 (J2) 2 miles

(All distances and times are approximate)



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## Location

The property is well placed for access to A14 and motorway network, with most parts of the country within a 2-hour drive. Pitsford lies north of Northampton in rolling countryside with a church, Griffin Inn public house, primary school and independent school, close to Brixworth Country Park and Pitsford Reservoir, with trout fishing, sailing and a cycle track. Golf and leisure centre at Church Brampton.

Horseracing at Warwick and Stratford-upon-Avon, motor racing at Silverstone, theatres at Northampton and Milton Keynes and Moulton College Equestrian Centre in Moulton.

In the area, there is a wide range of state and private schools to suit most requirements, including Northampton High School and Spratton, Maidwell, Little Houghton and Kimbolton preparatory schools; Stowe, Rugby, Oundle, Oakham and Uppingham Public schools.









## The property

Spring Hill Farm House is situated outside the village, adjoining a stylish award-winning office park created from the former farm buildings.

Originally a cottage dating from the mid-1800s, the house was substantially extended in the 1980's and 2000. Further enhancements have since been undertaken. The house is full of character, built in stone and brick under a pantile and slate roof, with ledged and braced timber doors with wooden latches, deep window sills and has retained some of the original cottage windows and doors and recessed lighting.

With a large vaulted home office/study over 20 feet long, the property lends itself to a buyer who works from home, with a separate door to the courtyard where there is ample parking. There are four further reception rooms and six bedrooms, making the property an ideal family home and also ideal for entertaining. The main reception room is 19 feet square with a bay, French doors to the garden and open fireplace with marble and stone surround.

The dual-aspect family room has an exposed brick chimney with a woodburning stove, timber floor and stained glass pane door to the study. The triple aspect kitchen has a tiled floor, bespoke individually designed and crafted kitchen units with granite and wood tops, integrated appliances and a two-oven AGA and matching electric companion. The kitchen opens to the large breakfast room, which in turn leads to the sitting room with door to the garden and access to the staircase.

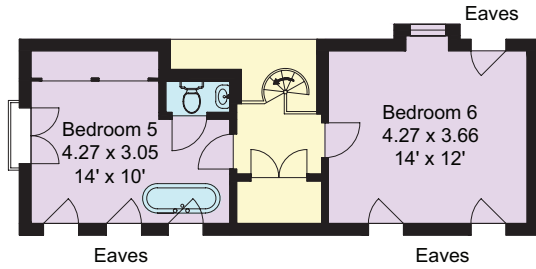
The landing has a feature spiral staircase to the second floor and access to the railed roof terrace. The principal bedroom suite has a dual-aspect bedroom expansive windows overlooking the patio and hazel bushes and an en suite bathroom with bath and separate shower.

There are three further bedrooms on the first floor, one currently used as a dressing room with Sharps wardrobes. The family bathroom also has a bath and separate walk-in shower. Off the second floor landing are two further bedrooms one with a bath and en suite WC and basin. The other bedroom has a Juliet balcony.

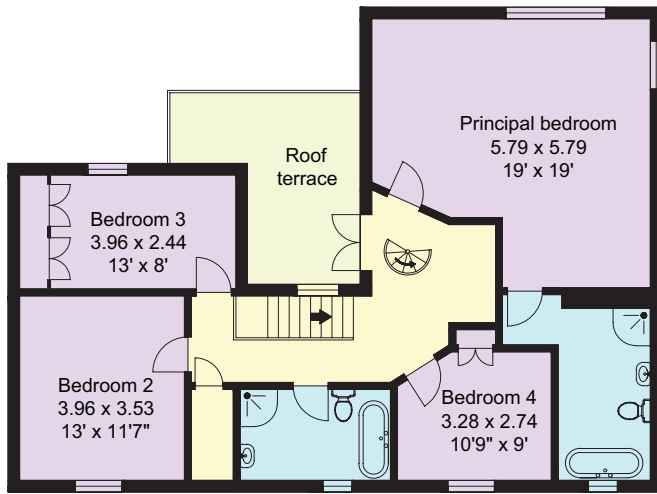




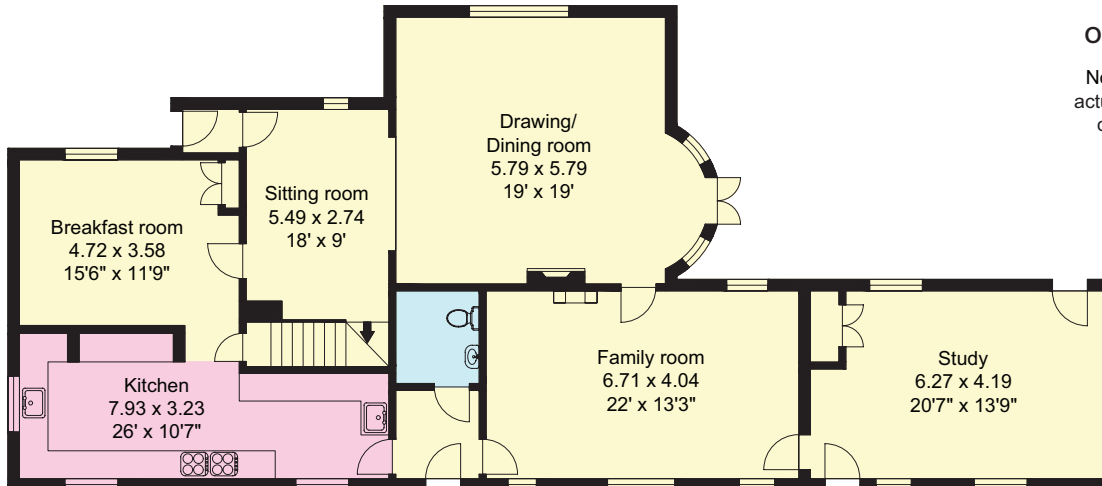




Second Floor



First Floor



Ground Floor

Approximate Gross Internal Floor Area

House: 268.1 sq m (2,886 sq ft)

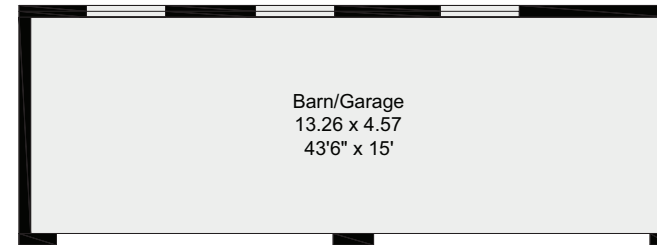
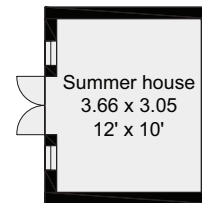
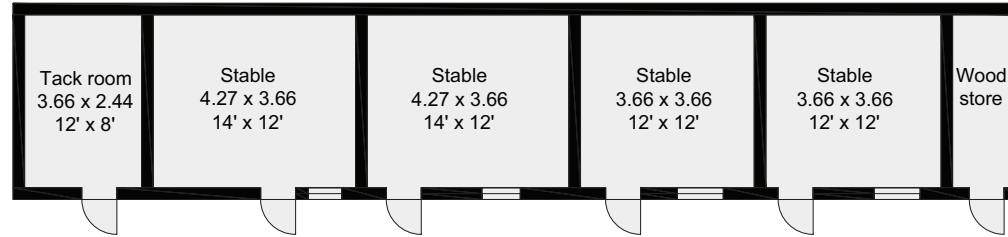
Outbuildings: 82.5 sq m (888 sq ft)

Limited use: 25.9 sq m (279 sq ft)

Total: 376.5 sq m (4,053 sq ft)

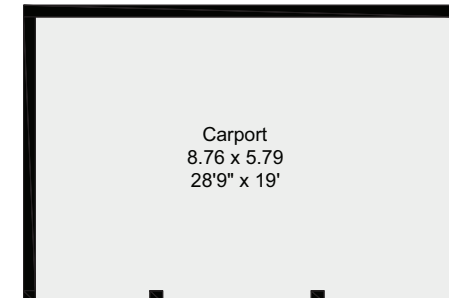
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings

Not shown in actual location / orientation







## Outside

There are two well-lit drives with security barriers to the property and office buildings, one from Pitsford Village and the other from the A508. The property has a separate gated entrance to the private driveway, triple carport and courtyard with the stable block of four timber stables, tack room and wood store, also suitable for storage, workshop, or other uses ancillary to the enjoyment of the house. The stable block has a south-facing solar panel array which serves the house.

A brick and stone barn looking on to the courtyard has full planning consent for conversion and extension to a two-storey annexe. The permission has been secured and is not time-limited. The annexe would be ideal for relatives or guests. There are plans and foundations in place. On the ground floor is an open plan sitting/dining room, kitchen, and study/ground floor bedroom with an en suite shower room. There are two staircases to the first floor, which has an en suite bedroom and separate mezzanine sleeping deck.

The private enclosed rear garden is mature, with lawn with a central flower and shrub bed. There is outside lighting. The garden is bordered by mature trees and shrubs, including hazel and walnut. There are roses and lavender.





There is a paved terrace for al fresco dining and outdoor sitting area, summerhouse with power and a further gravelled seating area with a slate water feature. A gate leads to the orchard.

## Services

Mains electricity, water and gas are connected to the property. Sewerage treatment plant. Gas-fired central heating. Solar panels, telephone and broadband. Security system.

## Fixtures and fittings

The vendors' solicitor will provide a schedule of items included and excluded from the sale or separately available.

## Note

An all-weather tennis court adjoining the property and an all-weather manège could be available by prior arrangement to the purchaser of Spring Hill Farm House. Paddocks could be available to rent for buyers wishing to have ponies or horses in the stables.

## Directions (NN6 9AA)

From A14 Junction 2, take the A508 towards Northampton. Proceed past Brixworth and turn into Spring Hill Farm on the left. Proceed up the drive and bear left to Spring Hill Farm House.

What3words ///////////////badge.orders.urgent

## Viewing

By prior appointment only with the agents.

## Property information

Tenure: Freehold

Local Authority: Daventry District Council

Council Tax: Band G

EPC Rating: C













Date: 30 April 2024  
Our reference: STR012480874

## Spring Hill Farm House, Harborough Road, Pitsford, Northampton, NN6 9AA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £895,000.

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



**KNIGHT FRANK LLP**

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V4.2 Feb 24