



ORCHARD HOUSE

Farthingstone, Northamptonshire, NN12



In this house
We let it go
We say HAKUNA MATATA
and the bear necessities
will always be our guide
TO INFINITY AND BEYOND
WE JUST KEEP SWIMMING
When facts, trust, and
a little bit of magic dust
We whistle while we work
With a happily happy few
We believe in happy endings
AND WE KNOW THAT LIFE IS ALWAYS BETTER
UNDER THE SEA
Because in this house we do



Orchard House

Farthingstone, NN12

£637,000 (OIRO)

- Desirable village location
- Four double bedrooms
- Ensuite to master bedroom
- Dual aspect sitting room
- Utility / shower room
- Large open plan kitchen
- Far reaching countryside views
- Good sized south facing front garden
- Driveway with off-road parking

Description

Orchard house is an impressive and spacious family home located in the desirable Northamptonshire village of Farthingstone. The property occupies an elevated position giving far reaching countryside views and a winding driveway leads up to the property's front façade which has brick gable dormer windows and a projecting front entrance porch. Accommodation includes four double bedrooms, master en-suite, family bathroom, four reception rooms, open plan kitchen, and separate utility / shower room.



Farthingstone is a beautiful village situated on the brow of a hill and surrounded by breathtaking countryside. There are many picturesque stone houses and the Joymeard gardens, which are open to the public, are a beautiful space within which to catch 10 mins peace and tranquillity.

The Property

Entrance Porch

The property has an attractive projecting front entrance porch with dual-pitched tiled roof and attractive slatted timber gable. Accessed through a four-panel entrance door with decorative upper glazing and matching side panels, the entrance porch provides useful boot and cloak storage with good natural lighting from additional side elevation casement windows. The floor is finished with terracotta floor tiles and an inner door with decorative glazing panes opens into the good-sized entrance hall.

Entrance Hall

The good-sized entrance hall is fitted with timber slatted doors leading to the principal rooms and oak floor boards. A matching panelled oak staircase with flush, cut pile carpet leads to the first-floor accommodation and incorporates under stairs storage space with lighting and power points.

Dining Room / Kitchen / Family Snug

The dining room area to this wrap-around open-plan space has a further large south facing window which overlooks the front garden and countryside views beyond. Floors are finished with oversize Travertine limestone tiles with underfloor heating extending through to the kitchen, and there is space for a large dining table and chairs. A slatted door leads to the utility/shower cloakroom.

The country kitchen provides plentiful storage space for culinary preparation with a range of solid oak Shaker-style base and wall units incorporating polished granite work surfaces, upstands, and matching windowsills. A double Butler sink has been fitted beneath the large south facing window which provides wonderful views. Space is provided for a two-door fridge freezer and there is an integrated dishwasher and mosaic tile splashbacks. There is also a central island base unit which provides further storage space and a breakfast bar area. A recessed 'fireplace' has been formed which currently accommodates a five-burner, three-door Rangemaster and has a reclaimed oak beam over. An interesting feature of the kitchen is the below ground storage area with timber flush floor hatch which could serve as a useful cool space for wine and beer storage.

This wonderful open-plan space also has a cosy family snug area to the rear left-hand side providing a space to retreat and with sliding doors giving access to the rear garden.



Orchard House occupies an elevated position giving far reaching countryside views and a winding driveway leads up to the property's front façade which has brick gable dormer windows and a projecting front entrance porch.

The Property

Study

Centrally located on the rear elevation the study is currently used as an additional family room and has a two-unit window overlooking the rear garden.

Utility / Shower / Cloakroom

The utility area is fitted with a range of base and wall units with a traditional Butler sink and chrome mixer tap. Work surfaces are partly of polished granite and there is space for a washing machine and tumble drier. The floor mounted oil-fired boiler is housed within a large full height tallboy with upper shelving for laundry equipment. Floors are finished with Travertine limestone tiles which extend through from the kitchen and dining room and there is a large shower cubicle with glazed screen and chrome rain effect showerhead. The separate cloakroom is accessed via a slatted timber door and is fitted with a close-coupled WC and has a casement window opening onto the rear elevation.

Sitting Room

The large dual-aspect sitting room has a segmental double-glazed bay window to the front south facing elevation providing wonderful far-reaching views of the countryside towards Litchborough village and there is a three-unit double glazed window to the rear aspect overlooking the back garden. Floors are finished with plush cut pile carpet and there is a feature fireplace housing a multi-fuel stove on a York stone hearth with reclaimed oak beam over. Ceilings are finished with perimeter ovolo covings, and a solid timber slatted door leads to the main entrance hall.



The Property

First Floor Landing

The central galleried landing has engineered oak floorboards and solid oak balustrading and handrails to the stairwell. A large hinged insulated ceiling hatch provides access to the roof space and natural lighting is provided by a double-glazed Velux roof light to the front sloping roof pitch. Slatted timber doors lead to the main bedrooms, bathroom and there is a large linen cupboard housing the hot water cylinder which is fitted with electric immersion heater.

Master Bedroom

The master bedroom is located to the left-hand side of the property and is a good-sized double room with two-unit double-glazed dormer window providing wonderful south facing countryside views. Floors are finished with cut pile carpet and walls are partly finished with decorative lining paper.

En-Suite

The master bedroom en-suite is accessed via a sliding slatted timber door and is fitted with a three-piece suite comprising large walk-in shower cubicle with glazed screen and wall mounted chrome controls with a rain effect showerhead and separate shower hose, close coupled WC, and ceramic wash hand basin with chrome mixer tap and pedestal. A frosted double glazed two-unit dormer window to the rear elevation provides natural lighting and ventilation. Heating is via a traditionally styled column radiator with chrome towel rail.

Bedroom Two

A double bedroom to the front right-hand side of the property with large built-in 5-door mirrored wardrobe and two-unit dormer window, again overlooking the panoramic countryside views to the south. Flooring is finished with cut pile carpet and walls have part decorative lining paper.

Bedroom Three

A double bedroom with part sloping ceilings and a two-unit dormer window to the front south facing elevation providing views of the surrounding countryside. Floors are finished with loop pile carpet and part decorative lining paper has been hung to the walls.

Bedroom Four

Another double bedroom with loop pile carpeting to the floor and a two-unit double glazed dormer window to the rear elevation overlooking the garden and providing partial views of Mantles Heath, a Site of Special Scientific Interest.

Family Bathroom

Located on the rear aspect and with a two-unit dormer window providing natural lighting and ventilation, the family bathroom is fitted with a three-piece suite comprising free-standing bath with chrome feet, mixer tap and shower hose, close-coupled WC, and large wash hand basin with pedestal. Walls have full-height tiling and floors are finished with mosaic effect acrylic tiles. Heating is provided by a traditional-style column radiator with chrome towel rail and artificial lighting is provided by recessed lights.



Situated equidistant between the market towns of Towcester and Daventry, Farthingstone is less than a 40-minute commute to Milton Keynes where further facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston. The main arterial roads of the M1 and M40 are also within easy reach.



Outside Areas

Front Aspect:

The front garden and driveway are accessed via solid timber double swing cottage gates with a traditional cattle grid crossing. The winding driveway leads up to the front of the property and there is off-road parking for several vehicles. A pleasant patio area to the front right-hand side of the garden is currently used as an outdoor seating area with wonderful panoramic countryside views stretching towards Litchborough. The right-hand side embankment of the front garden has been laid to lawn with a number of semi-mature shrubs and plants and there is a good-sized gravel area to the front left-hand side of the garden providing further off-road parking. Pathways lead either side of the property to the rear garden.

Rear Garden:

The rear garden has perimeter timber decking and a large timber workshop and garage store with dual pitched roof. The central portion of the garden is laid to lawn and timber decking pathways extend the full width of the rear elevation. Boundaries to the rear of the garden are formed from Beech hedgerow.



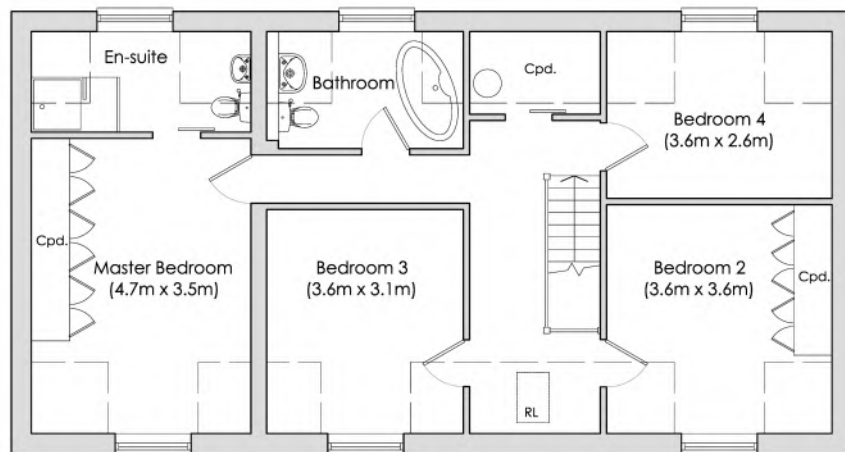
Location

Farthingstone is a lovely village situated on the brow of a hill and surrounded by delightful countryside. It is one of the most desirable places to live in Northamptonshire with many picturesque stone houses. Situated in the centre of the village is The Joymead, an open space bequeathed to the villagers by the Agnew family. It contains immaculately maintained and beautiful gardens together with a poignant cloister area beneath a Collyweston slate roof to serve as a memorial to the war dead.

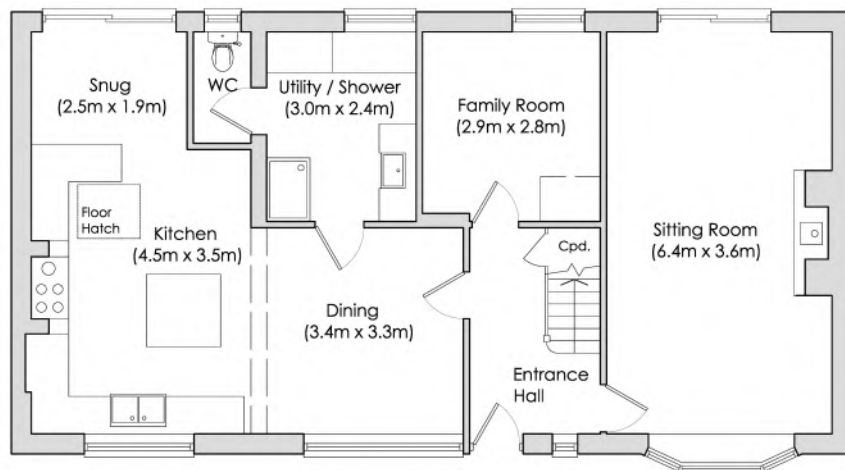
The local pub, The Kings Arms, is a free house and attracts many visitors who delight both in the secret garden and the fantastic real ales.

Farthingstone is less than a 40-minute commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston.





First Floor GIA = 82 sqm



Ground Floor GIA = 82 sqm

All measurements are approximate and for display purposes only.
Dashed lines indicate restricted head height

APPROX. GROSS INTERNAL AREA: 164sqm



Local Authority: West Northamptonshire Council

Services: Water, Drainage, Electricity, and Oil

Council Tax: Band D

EPC: Rating D

Important Notice

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Little Court Cottage | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk





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