

**FOR  
SALE**



**Home Farm, Kingswell Road, Northampton NN2 6QB**

**Guide Price £550,000 - Freehold**



**EDWARD KNIGHT**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to be the chosen agents to market this truly unique opportunity to purchase this icon of Kingsthorpe Village. This Grade II listed stone cottage occupies a corner position and has a total plot size of approximately 0.25 of an acre, originally belonged within the grounds of The Cooke Manor House and served as a 19th Century barn, Dovecote and Orchard. The property was converted for residential living in the early 20th Century and now comprises; entrance hall, lounge, dining room, kitchen, utility room, WC and large Workshop to the ground floor. To the first floor are three bedrooms, family bathroom and a separate shower room. Externally the large rear and side gardens contain the detached 16th Century Dovecote Barn, a 19th Century Well, two car ports and a picturesque garden. To the side of the plot are timber gates accessed via the Mill Lane and Kingswell Road junction which lead to the two car ports. The property is in need of some modernisation and offers excellent scope for internal development. A large workshop accessed on the ground floor offers excellent space for improvement and may offer the ability to add additional first floor accommodation due to the full ceiling height. Further to this the Dovecote Barn may well suit being converted into a two storey annexe facility which would offer over 400 square feet of accommodation. We highly recommend an internal viewing of the property and plot to fully appreciate Home Farm.

## POINTS OF INTEREST

- *Stone Cottage*
- *Grade Two Listed Building*
- *Popular Location*
- *Development Potential*
- *Approximately 1/4 Acre Plot*
- *Many Period Features*
- *Two Storey Dovecote Barn*
- *Private Gates & Off Road Parking*
- *Local Iconic Home*
- *19th Century Former Barn*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Doors leading to first floor. Window to front aspect. Radiator. Doors to:

#### Kitchen

12' 6" x 9' 1" (3.81m x 2.77m) Fitted kitchen suite with a range of base and eye level units. Fitted appliances including dishwasher, Double oven. Gas hob with extractor fan over. Stainless steel sink and a half with drainer. Space for two free standing side by side fridge/freezer. Window to the side aspect. Radiator. Tilted to water sensitive areas.

#### Utility Room

9' 10" x 6' 7" (3.00m x 2.01m) Two windows to the rear aspect. Base level unites with work surface mounted over. Space and plumbing for washing machine. Stainless steel sink and a half with drainer. Wall mounted boiler.

#### Dining Room

12' 6" x 11' 1" (3.81m x 3.38m) Window to rear aspect. Radiator. Picture rail. Open log burner. Built in storage.

#### Lounge

15' 6" x 11' 0" (4.72m x 3.35m) Window to front aspect. French doors to side aspect. Radiator. Open fire place. Picture rail. Coving. Built in storage.

#### WC

Two piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Radiator. Tiled to water sensitive area.

#### Workshop

20' 5" x 15' 5" (6.22m x 4.70m) Windows to both front and rear aspect. Hardwood door to rear aspect. Large amount of base and eye level units providing large amount of storage.

### First Floor

#### Landing

Loft hatch, Doors leading to:

#### Bedroom One

15' 7" x 11' 0" (4.75m x 3.35m) Window to side aspect. Radiator. Feature fire place.

#### Bedroom Two

12' 6" x 11' 2" (3.81m x 3.40m) Window to rear aspect. Radiator. Built in storage.

#### Bedroom Three

9' 8" x 9' 3" (2.95m x 2.82m) Window to side aspect. Radiator. Built in wardrobe.

#### Bathroom

7' 0" x 6' 4" (2.13m x 1.93m) Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with a hand held shower and mixture tap. Window to front aspect. Radiator. Tiled to water sensitive areas,





