

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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This very attractive period stone barn conversion offers spacious four/five bedroomed accommodation of approximately 2,700 square feet in an edge of village location backing onto and directly overlooking open pasture. The well maintained interior comprises two/three reception rooms, a large Rutland double glazed conservatory and a superb 20 foot long kitchen/breakfast room. Externally there is a gated courtyard drive in front of a double garage and extensive lawned gardens to the rear, the whole extending to approximately 0.28 of an acre. The property is being sold with vacant possession and no upward chain.

Price £850,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

8'0 x 4'11
Approached through a composite front door the hall has a ceramic tiled floor and a door to a cloakroom with hanging space and a window to the side elevation.

INNER HALL

14'8 x 11'7
Containing the stairs rising to the first floor this area links the lounge to the open plan dining area.

CLOAK/SHOWER ROOM

7'10 x 8'4
Comprising a white suite of Aqualisa shower cabinet with seat, pedestal wash basin and WC. There is a stainless steel vertical heated towel rail, mirror fronted cabinet and window to the rear elevation.

DINING AREA

16'8 x 16'3
With glazed French doors opening to the conservatory at the rear, there is also a built in display cabinet with cupboards under.



CONSERVATORY

17'5 x 13'3
A bespoke Rutland design conservatory with a stone base and double glazed hipped roof there are twin double doors opening to the rear garden.



LOUNGE

19'5 x 16'10
A well proportioned through room, open hearth fireplace with cast iron Woodwarm log burner standing beneath an oak mantle with built in alcove cupboards either side and concealed lighting. There are shuttered windows to the front elevation and sliding patio doors opening to the rear garden and views beyond.



LOBBY

6'0 x 4'1
Connecting the dining room to the kitchen and also giving access to:-

UTILITY ROOM

16'8 x 6'10
Fitted with light oak fronted floor and wall cabinets with laminated working surfaces and a Belfast sink there is plumbing for automatic washing machine and there is a Whirlpool American collection tumble dryer. PVCU door opens to the rear garden.



KITCHEN/BREAKFAST ROOM

20'7 x 16'10
A well proportioned room beneath a vaulted ceiling with exposed king post truss, the kitchen is extensively fitted with shaker style painted floor and wall cabinets with granite work surfaces and twin bowl ceramic sink. There is a gas fired Aga range cooker with two plates and two ovens and a two place gas side hob. Built in appliances include the Creda eye level double oven, microwave, there is a housing for an America fridge/freezer, built in wine racks, vertical storage cupboards, plumbing for automatic dishwasher and boiler cupboard.

SIDE HALL

Linking the kitchen and the study/bedroom five there is a composite door leading to a porch which in turn gives access to the driveway.

STUDY/BEDROOM FIVE

17'10 x 9'7
A vaulted ceiling with Velux roof light and exposed purlin timber, this room has an electric convector radiator and would make an ideal work from home office. An internal door leads to the garage.

FIRST FLOOR

LANDING

10'4 x 5'11
Giving access to two inner landings, one of which has a roof void access hatch and the main landing houses the airing cupboard with hot water cylinder. Doors lead to:-

MASTER BEDROOM SUITE

BEDROOM ONE

16'8 x 14'0
With a lancet window to the front elevation and two casement window to the rear elevation enjoying superb views over the garden and countryside to the rear. This room has a range of fitted wardrobes with shelving and hanging space and a door leads to:-

SHOWER ROOM ENSUITE

6'4 x 5'10
Comprising a white suite of quadrant shower, pedestal wash basin and WC. There is a fitted wall mirror, shaver socket/light and window to the front elevation.



BEDROOM TWO

16'9 x 10'6
Another spacious through room with shuttered window to the front elevation, a two casement window to the rear overlooking the garden and views beyond. There is a range of fitted wardrobes to one wall with shelving and hanging space, dressing table recess and drawers.



BEDROOM THREE

13'2 x 9'4
With a two casement window to the rear elevation.

BEDROOM FOUR

13'3 x 7'9
Also with two casement window to the rear elevation and fitted cupboard with shelving.

FAMILY BATHROOM

9'4 x 7'1
Comprising a white suite of panelled bath with side mixer tap and granite sill, WC and vanity wash basin with granite surface, fitted cupboards and drawers either side and there is a vertical heated towel rail.

OUTSIDE

Knapp Hill is approached by a tarmac service road which provides access to this and three other properties and there are courtyard gates opening to a private driveway bounded by close boarded fencing and established stone walls. The driveway provides ample parking and turning space in front of the house and the attached garage and there is a block paved hard standing at the side of the property which would be suitable for caravan or storage and which also gives vehicular access to the rear garden.

GARAGE

18'4 x 16'3
Approached through an electrically operated up and over door with side door there are light and power connections.

REAR GARDEN

With an extensive area of timber decking there is external lighting and water tap and leads onto block paved pathways to the lawn which stretches away from the house bounded by a high stone wall and close boarded fencing with well stocked flower borders. There is a further York stone terrace in front of two tall mature silver birch trees and beyond this the garden boundary is of post and rail fencing backing directly onto and overlooking open pasture and countryside beyond.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

Pitsford village lies to the north of Northampton close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. Other leisure facilities in the area include golf at Church Brampton and Harlestone and flying from Sywell Aerodrome. The village has a church, public house and Pitsford Primary School. Northampton is only five miles from Pitsford, and there is good local shopping in Kingsthorpe about three miles away.

HOW TO GET THERE

From Northampton proceed in a northerly direction along the Harborough Road passing the village of Boughton signposted towards Market Harborough on the A508. On arrival at the village of Pitsford turn right where signposted into the High Street and continue straight on leading to the centre of the village passing The Griffin public house on the right hand side. At the junction with Moulton Road continue to bear right and take the penultimate turning on the left hand side adjacent to Dairy Farmhouse into the service road leading to Knapp Hill which stands at the far end.

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