

RICHARD GREENER
ESTATE AGENTS





GREENER Country HOUSES & COTTAGES

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99 High Street, Yardley Hastings, Northampton, NN7 1ER

A beautifully refurbished five-bedroom village home, finished to an outstanding standard and arranged over three floors, situated in the highly desirable village of Yardley Hastings. The property has been completely transformed by the current owners, combining character, craftsmanship and contemporary family living. Great attention has been given to the finish throughout, with bespoke carpentry, a beautifully designed kitchen and carefully considered interiors creating a stylish and highly practical home. High-quality appliances, fixtures and fittings have been used, including leading brands such as Liebherr, Villeroy & Boch, Keuco and Hansgrohe. The ground floor offers a welcoming hallway, cloakroom/WC, snug/study and a spacious sitting room, together with a superb bespoke kitchen opening into a dining room/garden room, forming the heart of the home. This open-plan space is ideal for family living and entertaining, with a strong connection to the landscaped garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room and dressing room, along with a family shower room. The second floor provides two further bedrooms, an additional bathroom and laundry area, offering excellent flexibility for larger families, guests or home working. The property has been extensively improved, including new double glazing, restored stonework and repointing to two elevations, enhancing both comfort and kerb appeal. Outside, the enclosed garden has been completely landscaped and includes an oak store, creating an attractive outdoor space or private parking area. The village offers an Ofsted Outstanding primary school, an excellent public house, local amenities and countryside walks, while remaining well placed for Olney, Bedford, Milton Keynes and Northampton.

Price £695,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
18'04 x 7'05
A beautifully presented entrance hall, entered via a part-glazed solid wood front door, with a staircase rising to the first floor and useful storage beneath. The hall has been wonderfully decorated and immediately sets the tone for the home, featuring a striking limestone floor which creates a superb first impression. Doors lead to:-

SNUG/STUDY
11'05 x 10'0
Thoughtfully finished to create a warm and inviting space. A wonderful window seat enjoys views to the front elevation and TV point is also connected.



LOUNGE
15'04 x 16'04
A stylish and comfortable family space, with bespoke alcove bookcases with useful storage below which add charm, oak flooring and TV and telephone points are connected with windows to the side elevation facing in a westerly direction. The refitted multi-fuel burner creates a cosy feel, complemented by front-facing windows and a glazed door leading through to:-

DINING AREA
18'05 x 10'11
Part of a well-designed extension added around ten years ago, this open-plan kitchen/dining room provides an excellent setting for family living and entertaining. The dining area has been finished with great attention to detail, featuring garden-facing windows, a glazed door to the rear, practical built-in storage and a beautifully crafted pantry with bespoke cabinetry, built in fridge and limestone flooring. A window seat adds character and creates a relaxed spot within the room. Access leads through to:-



KITCHEN
11'0 x 8'07
Designed by The White Kitchen Company, this fully bespoke kitchen has been crafted with exceptional attention to detail. The room features elegant floor and wall-mounted cabinetry, white quartz work surfaces with matching upstands, a beautifully arranged coffee area with internal lighting, and a Belfast sink set beneath the front-facing window. A Quooker sparkling water and boiling-water tap adds a high-quality finishing touch, while integrated appliances include a dishwasher, low-level drawer fridge and a space for a rangecooker. A further window to the side elevation enhances the natural light, and the refurbished limestone tiled floor continues the high-quality finish found throughout the ground floor.



WC
11'0 x 3'05
The refurbished suite comprises WC and wash hand basin with a bespoke integrated storage cupboard and a window to the side elevation.



FIRST FLOOR

LANDING
With doors leading through to:-

BEDROOM ONE
15'06 x 11'02
A generous principal bedroom enjoying natural light from windows on both side elevations. The room has been remodelled to comfortably accommodate a super king-size bed with access to:-



DRESSING ROOM
13'03 x 4'0
A superbly arranged walk-in wardrobe, fully fitted with a variety of hanging rails, drawer storage and a dedicated vanity area. The space also provides access to the gas combination boiler.

ENSUITE
10'07 x 3'11
A stylish en-suite fitted with a low-level WC, wash hand basin and spacious double shower cubicle, fully tiled from floor to ceiling with underfloor heating. A side-facing window provides natural light and ventilation.



BEDROOM TWO
11'03 x 9'03
With space for a double bed, this bedroom benefits from a bay window to the front elevation and newly fitted integrated wardrobes.

BEDROOM THREE
10'05 x 7'07
With a window to the front elevation and space for a double bed. This room is currently being used as a home gym.



SHOWER ROOM
10'0 x 3'02
A tastefully refitted shower room, finished with attractive tiling throughout and a contemporary suite comprising an integrated WC, vanity wash hand basin and double shower cubicle with rainfall shower head.

SECOND FLOOR

LANDING
18'05 x 5'10
Enhanced by additional windows which draw in natural light and create a bright, practical workspace. Currently arranged as an office area, the space also benefits from a side-facing window, two storage cupboards and double doors leading to the laundry room, with further doors serving the bedrooms and family bathroom.

LAUNDRY ROOM
Containing a low level shelf with sink and there is a washing machine and tumble dryer fitted under.

BEDROOM FOUR
16'09 x 14'09
A bright bedroom, with a rear-facing window and Velux windows to the side elevation. Integrated wardrobes have been refitted by the current owners to make excellent use of the eaves storage, while the room also provides space for a king-size bed and is finished with fitted carpet.



BEDROOM FIVE
11'04 x 8'07
Space for a double bed with a window to the rear elevation.

FAMILY BATHROOM
9'09 x 5'07
Re-fitted with a bath with shower over, half tiled walls, tiled floor, heated towel rail, WC and wash hand basin with a Velux window to the front elevation.

OUTSIDE

REAR GARDEN
The rear garden has been extensively landscaped by the current owners to create a stylish and practical outdoor entertaining space. Refitted double gates provide vehicular access, allowing for secure parking within the garden if desired. The garden has been largely finished with tiles for ease of maintenance, complemented by a dedicated barbecue area and a bespoke oak-built shed with covered roof section, complete with electricity connected.

FRONT GARDEN
A pedestrian gate leading to the front door with a garden to the side which is fully maintained and owned by this property.

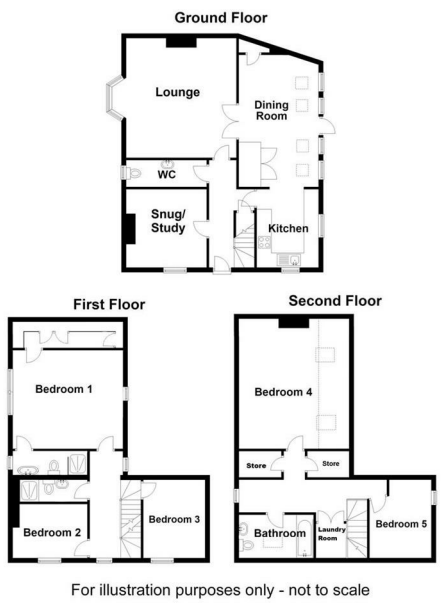
SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band E

LOCAL AMENITIES
Yardley Hastings is a picturesque and well-established Northamptonshire village, surrounded by open countryside and offering a charming blend of period character, community spirit and everyday convenience. The village itself provides a good selection of amenities, including a local convenience shop, hairdresser, farm shop and takeaway, while the popular The Rose & Crown public house provides a welcoming setting for food and drinks. The surrounding countryside provides an excellent setting for walking and outdoor pursuits, with routes extending towards nearby Castle Ashby and its extensive estate. For wider shopping, leisure and employment facilities, Northampton is approximately 7–9 miles away, with Wellingborough and Milton Keynes also readily accessible. The M1 is within easy reach, while railway services from Northampton, Wellingborough and Bedford provide connections towards London

HOW TO GET THERE

DOING01102026/0484



For illustration purposes only - not to scale