



GREENER **Country** HOUSES & COTTAGES



1 Pilgrims Lane, Bugbrooke, Northampton, Northamptonshire, NN7 3PJ

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Pilgrims House is a beautifully presented and spacious stone house dating back to the 1700s, offering a blend of historic character and contemporary living. Originally three individual cottages, the property has been thoughtfully combined and substantially extended over time to create a generous and highly versatile family residence. The house is rich in period charm, showcasing many original features including exposed beams, stone walls and impressive fireplaces. Of particular note is the stunning kitchen, featuring natural light and high-quality fittings, creating a truly impressive heart of the house ideal for both family living and entertaining. The accommodation includes five well-proportioned double bedrooms, with the principal bedroom benefiting from an en suite bathroom. The flexible arrangement of the accommodation enhances the property's adaptability for extended family living or home working. Externally the house also enjoys the advantage of an attached double garage. To the rear are beautifully landscaped, walled gardens providing a wonderful outdoor space to relax and entertain.

Price **£750,000 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Accessed via an arched doorway with inset oak door and surround window panes. There is Travertine tiled flooring which also runs into the kitchen and dining rooms. Doors lead to the garage, walk in cupboard and to:

KITCHEN BREAKFAST

20'9 x 11'2

Superb light and airy kitchen with half vaulted ceiling incorporating three Velux windows. The kitchen has been refitted to include a stylish range of floor and wall cabinets with granite work surfaces incorporating double underslung sinks with mixer taps. The focal point is the range recess with exposed brickwork and Rangemaster cooker and extractor. Integrated appliance comprise, fridge and freezer and dishwasher. There are two windows overlooking the rear garden, tiling to splash areas, stairs leading to principal bedroom suite and archway to:

DINING ROOM

12'8 x 11'0

This room features Travertine flooring, window to the rear elevation and french door leading to the sun terrace.



OPEN PLAN FAMILY LIVING ROOM

23'5 x 14'8

This superb spacious room features exposed stone walls and beams, three windows to the front elevation, Karndeian oak style flooring and stairs to the main landing. Doors lead to the sitting room and to:



CONSERVATORY

18'3 x 8'0

With tiled flooring and full length windows and doors to the rear garden and sun terrace.

SITTING ROOM

14'6 x 14'4

The focal point of this room is the superb inglenook fireplace with exposed stone work, oak Bressumer and inset log burner. There is an exposed ceiling beam, further exposed stonework and window to the front elevation



SNUG

13'11 x 11'7

This wonderful cosy room features a corner stone fireplace, exposed ceiling beams and window to the front. There are stairs to the fifth bedroom, exposed stone walls and door to:



OFFICE

7'9 x 7'8

With a window to the rear and door to:

REAR HALL

Door to the rear garden, cupboard and door to

UTILITY/W.C

7'7 x 5'9

Fitted in a white suite with W.C, wash basin. There is plumbing for a washing machine and space for tumble dryer, together with a window to the rear.

FIRST FLOOR

There are three sets of stairs leading to first floor accommodation. The first to bedroom one. Secondary stairs to bedroom five and further stairs to the remaining three bedrooms and family bathroom.

PRINCIPAL BEDROOM SUITE

With stairs from the kitchen area, a landing has doors to both bedroom and bathroom.

BEDROOM ONE

16'8 x 16'6

Spacious room with hand built full length bedroom furniture including hanging space and drawers. There is a vaulted ceiling and two Velux windows.



EN SUITE BATHROOM

10'3 x 3'7

Fitted in a suite with W.C wash basin and bath. There is tiled flooring and splash areas.

MAIN LANDING

With stairs rising from the open plan living area. There are doors to all rooms and a window to the rear.

BEDROOM THREE

13'9 x 11'8

Stairs rise from the snug. There is a retaining balustrade, exposed stone walls and window to the front elevation

OUTSIDE

To the front is access to the garage and also down the side of the property to the rear.



GARAGE

16'8 x 16'8

With electric roll up door, power and lighting connected and door leading into the entrance hall.

REAR GARDEN

The beautiful landscaped garden is a particular feature of the property. Behind the house is a full width sun terrace providing ample space for alfresco dining and entertainment. There are retaining walls with steps leading to the remainder of the gardens, largely laid to lawn with pretty planted borders and in one corner a further covered bbq area standing in front of a timber tools shed and log store. The gardens are enclosed by timber fencing and provide a high degree of privacy.

SERVICES

All mains services are connected, heating is provided by a gas boiler and radiator heating.

COUNCIL TAX

South Northamptonshire Band E

LOCAL AMENITIES

Within the village of Bugbrooke there are three Public Houses, including The Wharf Pub/Restaurant on the canal, a local Convenience Stores/Newsagent, a Post Office, a Florist and a Hairdresser. There is also a Medical Centre with attached pharmacy, Community Centre and the Village Church. A bus service runs to and from Northampton Town Centre where a further range of shopping facilities can be found. Local Schooling includes Secondary Schooling at Bugbrooke Campion School and Bugbrooke Community Primary School in the High Street. Motorway access to junction 16 of the M1 is via the A45 giving access to Milton Keynes.

HOW TO GET THERE

From Northampton town centre take the A45 Weedon Road in a westerly direction heading towards Junction 16 of the M1 motorway. At the roundabout turn left where signposted to Kislingbury and proceed through the village and on to Bugbrooke. Proceed through the village of Bugbrooke and turn left into Pilgrims Lane where the property can be found on the left hand side.

DOI**AK22122025/0245**



BEDROOM FOUR

12'8 x 11'8 maximum

Another good sized double bedroom also with window and window seat to the front elevation.

BEDROOM FIVE

12'4 x 9'11 maximum

A further double bedroom with window seat and window to the front elevation

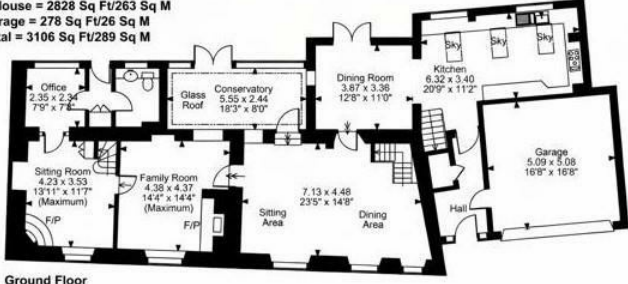
FAMILY BATHROOM

12'8 x 11'0

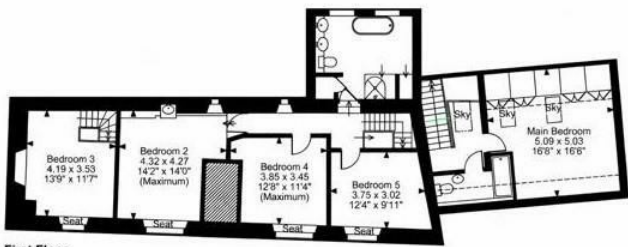
Stylish refitted bathroom with W.C "his and hers" vanity set wash basins, freestanding Victorian style roll top bath with mixer taps and a walk in shower with curved glass screen. There is travertine tiling to floor and walls and a windows to the rear.



Approximate Gross Internal Area
Main House = 2828 Sq Ft/263 Sq M
Garage = 278 Sq Ft/26 Sq M
Total = 3106 Sq Ft/289 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE