



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



The Old Chapel Manor Road, Pitsford, Northampton, NN6 9AR

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A rare opportunity to acquire this beautifully restored 17th-century detached chapel, brimming with character and nestled in the picturesque village of Pitsford. Thoughtfully refurbished by the current owners, the property combines historic charm with modern comfort, showcasing original features throughout. Inside, the home offers a welcoming entrance hall leading to a stylish kitchen, open-plan dining area, and a cosy lounge. Upstairs, you'll find two generously sized double bedrooms, a versatile study or third bedroom, and a well-appointed family bathroom. Outside, the delightful courtyard garden is a true highlight, well planted with mature shrubs and trees, offering a private and sunny space ideal for outdoor entertaining. Additional benefits include off-road parking for one vehicle, access to a useful outbuilding, and close proximity to the scenic Pitsford Reservoir, perfect for walking, cycling, and enjoying nature. This unique home is ideal for those seeking a peaceful village lifestyle with a touch of historic elegance.

Price £350,000 Freehold

ENTRANCE HALL

9'10 x 5'10
Entered via a solid wood front door, this spacious entrance hall has storage under the stairs and doors leading to:-

KITCHEN

14'04 x 7'11
A newly refitted kitchen comprising floor and wall-mounted units with underlights, solid oak worktops with an integrated ceramic Belfast sink and tap over. Further appliances include an integrated electric hob with extractor over, washing machine and space for a free-standing fridge/freezer. There is a lovely quarry tiled floor, attractive tiled splashbacks with windows to the front and side elevation. This space opens to:-



DINING/BREAKFAST AREA

10'09 x 80'1
Situated between the lounge and kitchen, there are stairs rising to the first floor with the original parquet floor.



LOUNGE

14'05 x 9'03
Windows to the front and side elevation allow plenty of natural light into this comfy living area. The characterful features include a multi-fuel burner with an oak mantle above, the original parquet floor and there are TV points connected. A door leads to the entrance hall.



LANDING

Door leading to:-

BEDROOM ONE

14'05 x 9'03
Space for a double bed is available, fitted with a wonderful feature chapel window to the front elevation and Velux windows to the rear, above a low-level floor window. There is plenty of room for freestanding storage.



BEDROOM TWO

9'02 x 9'01
Space for a double bed with exposed oak beams to the ceiling, there is another chapel window to the front elevation and carpet fitted. This room has a door leading to:-



STUDY/BEDROOM THREE

9'10 x 5'03
An important space suitable for a home office or a single bed, it also provides access to storage. This room benefits from a Velux with and low-level window to the rear elevation.



BATHROOM

11'03 x 5'04
Suit comprising bath with shower over, WC, hand wash basin with tiled splashback. There is access to the airing cupboard.



OUTSIDE

FRONT COURTYARD
The most attractive courtyard garden is stocked with various shrubs, making this a truly wonderful place to sit and enjoy the sun. There are raised borders and space for dining sets with a cast iron gate to:-

LOCAL AMINITIES

Pitsford is a very popular village lying 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 and public house and is home to the independent Northamptonshire Grammar School. Northampton is only five miles from Pitsford, but there is good local shopping in Kingsthorpe about three miles away.

HOW TO GET THERE

From Northampton, proceed in a northly direction along the A508 Market Harborough Road, passing the village of Boughton and onto Pitsford. Turn right where signposted to the village along High Street, passing the Griffin public house on the right-hand side. Continue to the next junction and bear right onto Moulton Road and then first left into Manor Road, where the property can be found on the left-hand side.

PARKING

Off-road parking for one vehicle, a suitbae space for bin storage and pedestrian access to:-



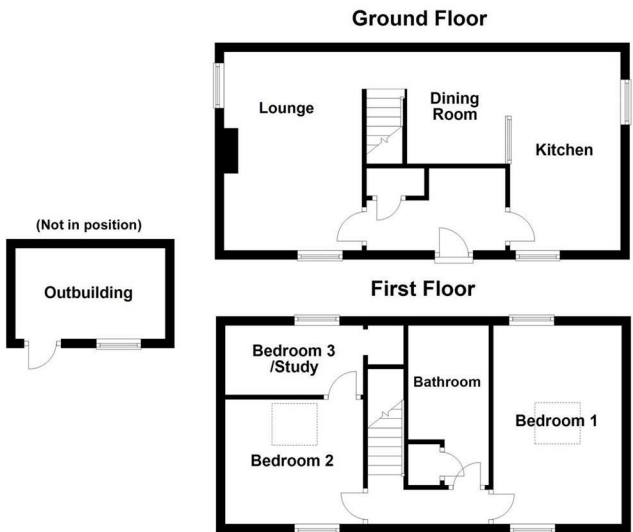
OUTBUILDING

This outbuilding offers external storage but could also be used as a workshop or converted into a home office.



SERVICES

Mains water, gas, and electricity are all connected.



Not to scale. For illustrative purposes only