

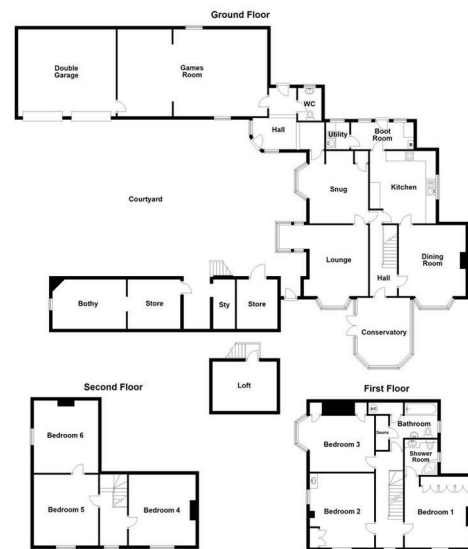
**BEDROOM FIVE**  
15'3 x 13'1  
Also with vaulted ceiling and south facing views. A door leads to:-



**BEDROOM SIX**  
14'11 x 12'11  
With superb countryside views to the west there is an open hearth cast iron fireplace and a further window to the side elevation.

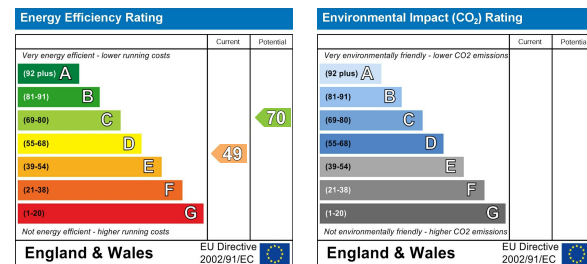
**OUTSIDE**  
Hardays House is approached through double leaf electrically operated wrought iron gates leading to a cobbled and block paved courtyard standing between the house and the outbuildings.

**DOUBLE GARAGE**  
19'9 x 17'8  
A modern building with a pitched roof approached through twin up and over doors with light and power connections, dormer window to the rear elevation and an internal door to the games room.



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



## Hardays House 5 Hardays Lane, West Haddon, Northampton, Northamptonshire, NN6 7AW



**Asking Price £895,000 Freehold**

Hardays House is an outstanding individual detached early Victorian period family home offering six bedrooomed accommodation over three storeys and extending to approximately 3,375 square feet together with an extensive range of outbuildings. West Haddon is some 7 minutes drive to M1 J18 at Crick and Rugby station is 50 minutes to London Euston. The house retains a wealth of period features and stands in truly exceptional lawned gardens of approximately 1.29 acres and enjoys spectacular countryside views to the south and west. The house is now in need of modernisation and refurbishment and presents a unique opportunity to create a stylish country home surrounded by its own private gardens.

# Hardays House 5 Hardays Lane, West Haddon, Northampton, Northamptonshire, NN6 7AW

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

16'1 x 9'1

With doorways giving access from the front of the house and through the courtyard to the side the hall has a vaulted ceiling with exposed rafters and there are doors to:-

#### CLOAKROOM

6'7 x 4'9

With a pale sage suite of WC and vanity wash basin with cupboards under and with PVCU windows to front elevation.

#### GAMES ROOM

30'3 x 17'7

Providing additional modern living space linking the house to the garage and with scope for use as a work from home office or studio.

#### SNUG

14'7 x 11'11

Linking the entrance hall to the principle reception rooms there is a modern brick inglenook standing within a former fireplace with cupboards to the side and a three casement bay window overlooks the courtyard. There are doors to:-

#### LOUNGE

15'1 x 13'0 minimum

With an open hearth bricket fireplace with quarry tiled hearth this room has a three casement PVCU bay window to the south facing lawns and a further bay window overlooking the courtyard. There is an exposed ceiling beam.



#### STAIRCASE HALL

18'8 x 5'11

Originally the main access to the house and containing a superb mosaic tiled floor with a regency staircase rising to the first floor with decorated string. Doors lead to the kitchen and the dining room.

#### DINING ROOM

18'1 x 13'7

A spacious well proportioned room with an exposed ceiling beam and an open hearth fireplace with exposed brick chimney breast there is a panelled and shuttered three casement bay window to the south facing lawns.



#### KITCHEN

14'8 x 13'4

Fitted with modern floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl sink unit and Baumatic stainless steel double oven and four place ceramic hob. There is a housing for a fridge, plumbing for dishwasher and a window to the east facing walled garden.



#### BOOT ROOM

12'8 x 5'9

Housing the Glow-worm gas fired boiler there is a door to the walled front garden and a door to:-

#### UTILITY ROOM

5'4 x 4'10

With stainless steel sink unit and plumbing for automatic washing machine.

#### CONSERVATORY

13'9 x 10'7

Located at the front of the house on the south elevation and constructed of timber with a pitched glazed roof. The conservatory has a quarry tiled floor and french doors to the south facing lawn.



### FIRST FLOOR

#### LANDING

21'2 x 5'11

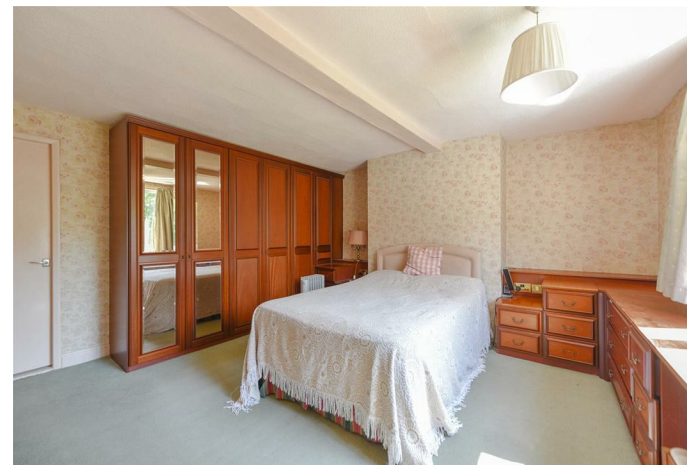
With the stairs rising to the first floor and panelled doors to:-

#### MASTER BEDROOM SUITE

#### BEDROOM ONE

14'4 x 13'7

With a three casement window to the front elevation overlooking the south lawn and spectacular views beyond there is an extensive range of hardwood fitted wardrobes, dressing table and drawers and a door leads to:-



#### SHOWER ROOM ENSUITE

7'2 x 6'2

Fitted with a Bali Brown suite of vanity wash basin and WC, together with a Quadrant shower cubicle.



#### BEDROOM TWO

15'1 x 13'1

With fitted wardrobe, views over the south lawns and also with an exposed beam and vanity wash basin.



#### BEDROOM THREE

12'9 x 12'8

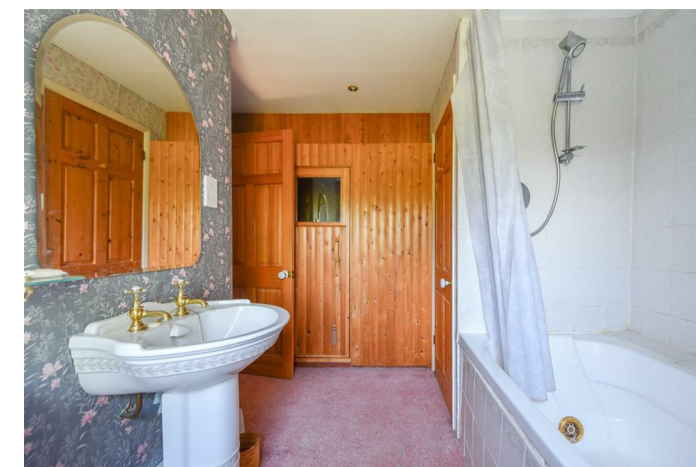
With a window to the side elevation overlooking the courtyard there is a boxed ceiling beam, vanity wash basin and a closet and cupboard.



#### BATHROOM/SAUNA

13'0 x 7'1

With a suite of jacuzzi whirlpool bath, WC and pedestal wash basin, there is a Swedish style sauna and a door to an airing cupboard with hot water cylinder.



### SECOND FLOOR

#### LANDING

15'1 x 6'0

With a window to the front elevation and panelled doors to:-

#### BEDROOM FOUR

14'6 x 13'7

With a vaulted ceiling over exposed pine floorboards, there is a single casement window to the south elevation with superb countryside views.



For further information on viewing call 01604 230222