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ESTATE AGENTS



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Candlemas Yew Tree Lane, Spratton, Northampton, NN6 8HL

# Candlemas Yew Tree Lane, Spratton, Northampton, NN6 8HL

This very attractive individual detached five bedroomed stone built house stands in an idyllic location on the outskirts of the village of Spratton. The interior provides accommodation of approximately 2,500 square feet including three reception rooms and a spacious kitchen/breakfast room. The master and guest bedrooms have shower room ensuites and there is a family bathroom also with shower. Externally there is off road parking space for three vehicles in front of the integral double garage and at the rear the lawned gardens back onto open fields enjoying spectacular countryside views across the Brampton Valley beyond.

## Price £795,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

20'11 x 8'3

The spacious through hall is approached through an oak panelled front door and has a terracotta floor with direct access to the rear garden through a glazed door. The stairs rise to the first floor and doors give access to:-

##### CLOAKROOM

5'0 x 4'5

With a white suite of WC with concealed cistern and half counter top wash basin with cupboards under and mirror and light over.

##### LOUNGE

24'6 x 16'8

A very well proportioned room, two part coved ceiling and wall mounted up lighters, the focal point is the open heart fireplace with a limestone mantle and slate hearth and there are two casement windows to the rear elevation with superb views beyond.

##### INNER HALL

15'9 x 3'10

With further doors giving access to:-

##### DINING ROOM

15'3 x 10'6

With a coved ceiling and a four casement window to the rear elevation.



##### STUDY

12'4 x 6'4

Also with a four casement window to the front elevation.

##### KITCHEN/BREAKFAST ROOM

16'10 x 13'9

Extensively fitted with shaker style floor and wall cabinets with polished granite work surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap over. The appliances include the De'Longhi range cooker with two ovens and a five place gas hob beneath a stainless steel cooker hood, there is an integrated larder fridge, integrated freezer and an integrated Bosch automatic dishwasher. The kitchen floor is terracotta tiled and there is a door from the breakfast area opening to the rear terrace and garden.



#### FIRST FLOOR

##### LANDING

16'10 x 8'3

Another spacious central landing with roof void access hatch to the partly boarded loft and a two casement dormer window to the front elevation with hatch to the eaves.

##### MASTER BEDROOM SUITE

##### DRESSING ROOM

6'1 x 6'1

Approached by an archway from the main landing and housing the airing cupboard with hot water cylinder, a door leads to:-

##### SHOWER ROOM ENSUITE

5'0 x 4'6

With a white suite of ceramic tiled shower, WC and pedestal wash basin, ceramic tiling from floor to ceiling and Velux roof light.



##### BEDROOM ONE

16'8 x 15'5

With a vaulted ceiling and a range of fitted wardrobes to one wall allowing deep storage space for shelving and hanging. There is a four casement window overlooking the rear garden and views beyond and a door leads to:-



##### SHOWER ROOM ENSUITE

10'0 x 8'10

Comprising a white suite of glazed shower suite, pedestal wash basin with vanity unit under, WC, ceramic tiled splash areas and vertical heated towel rail. There is a Velux roof light.



##### GUEST SUITE

##### BEDROOM TWO

16'7 x 16'5

Another large double room with a vaulted ceiling and a four casement window to the front elevation. A door leads to:-



##### SHOWER ROOM ENSUITE

5'0 x 4'6

With a white suite of ceramic tiled shower, WC and pedestal wash basin, ceramic tiling from floor to ceiling and Velux roof light.

##### LANDING PASSAGE

15'2 x 3'2

With doors leading to:-

##### BEDROOM THREE

16'10 x 13'10

Another large double room with casement windows to both front and rear elevations and with a vaulted ceiling.



##### BEDROOM FOUR

12'5 x 8'3

Vaulted ceiling and three casement window to the front elevation.

##### BEDROOM FIVE

9'6 x 9'0

With a four casement half dormer window to the rear elevation.

##### BATHROOM

9'5 x 5'9

With a white suite of panelled bath, pedestal wash basin and WC with concealed cistern. There is ceramic tiling from floor to ceiling and a two casement window.

##### OUTSIDE

The house stands back from Yew Tree Lane behind a stone wall, a private gravelled drive giving off road parking space for three vehicles in front of the integral double garage. There is a walled lawn area with a mature Yew Tree and side pedestrian access to the rear garden.

##### DOUBLE GARAGE

16'9 x 16'8

Approached through an electrically operated up and over door the garage has light and power connections as well as a stainless steel sink unit and plumbing for an automatic washing machine and point for tumble dryer. An internal door leads to the reception hall.

##### REAR GARDEN

Approached by a deep Indian stone paved terrace which was laid in 2025 and where there is external lighting and power. At the rear of the house there is a Wisteria creeper and steps lead from the terrace to the lawn which slopes away from the property and is in part bounded by a brick wall and largely by a post and rail fence. At the far end of the garden there is a tall mature oak tree. The garden backs directly onto open pasture and commands spectacular views of the Brampton Valley beyond.



##### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal Logic gas fired boiler replaced in 2022 providing domestic hot water to two hot water cylinders. The property also benefits from PVCU double glazing throughout.

##### COUNCIL TAX

West Northamptonshire Council - Band G

##### LOCAL AMENITIES

Within the village there is a well-regarded preparatory school, a state primary school, church, hairdresser, gastropub, general store and butcher's shop. Northamptonshire Grammar School is in the neighbouring village of Pitsford and Guilsborough secondary school is also nearby. Sporting facilities locally include golf at Church Brampton and Harlestone, sailing and fishing at both Pitsford and Hollowell reservoirs and flying from Sywell Aerodrome. There are good local shops at Brixworth while Northampton and Kettering both provide train services and further shopping. The A14 (A1-M1 Link Road) provides access to the Midland motorway network.

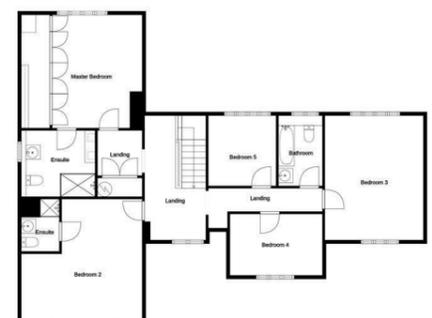
##### HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the Harborough Road through Kingsthorpe and fork left onto the A5199 Welford Road. At the roundabout junction in front of the Windhover public house take the first exit left to the next roundabout and then the third exit right signposted towards Chapel Brampton. Proceed through the village of Chapel Brampton and onto the village of Spratton. On approaching the village take the first turning on the right into Holdenby Road and follow the road to the far end where there is a right fork into Yew Tree Lane. Follow the lane as it bends to the left and Candlemas stands on the right hand side.

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1st Floor



2nd Floor