St Brelades 31 Church Hill, Holloweil, Northampton, NN6 8RR

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St Brelades 31 Church Hill, Hollowell, Northampton, NN6 8RR

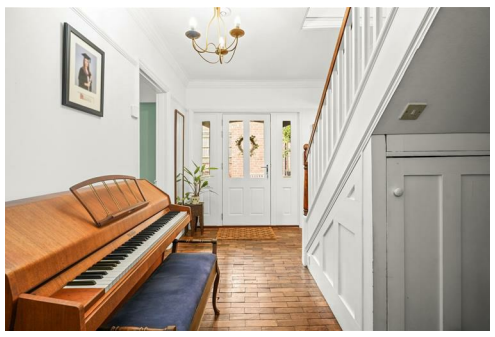
This spacious three storey five bedroomed detached Victorian period house stands close to the Parish Church in the delightful north Northamptonshire village of Hollowell and has been extended to provide accommodation in excess of 2,500 square feet. The ground floor provides three reception rooms together with a very attractive kitchen/breakfast room opening directly to the rear garden and the property retains a wealth of character features throughout. Particular benefits are the spacious double bedrooms, two bathrooms, the landscaped and lawned south facing rear garden together with a detached double garage block.

Price £700,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
14'11 x 3'6
With a partly glazed leaded light stained glass front door, the hall has a quarry tiled floor and leads to an inner hall with oak parquet floor and doors giving access to:-



DINING ROOM
16'3 x 12'3
A spacious room with boxed ceiling beam over an oak stripped floor with an open hearth fire place with mantle surround. There is also a glazed display cabinet and window to front elevation.

STAIRCASE HALL
16'5 x 8'5
Centrally located with the stairs rising to the first floor this room also has an oak parquet floor, understairs storage cupboard and cloaks area.

DRAWING ROOM
18'2 x 15'7
A well proportioned room with a corniced ceiling and open hearth fireplace with mantle over a cast iron log burner and fitted shelving either side. French doors open to the rear terrace and garden.

KITCHEN/BREAKFAST ROOM
17'8 x 14'9
The kitchen area is fitted with shaker style floor and wall cabinets over a Quarry tiled floor, the focal point being the centrally located electric Aga Range Cooker with two ovens and two hot plates. There is a one and a half bowl sink unit, automatic dishwasher, dresser unit with glazed display cabinets and there are French doors to the rear terrace and garden.

SNUG
14'10 x 9'2
The third reception room used as a sitting/TV room with oak flooring and three casement window to the rear garden.

UTILITY/WC
9'2 x 5'6 overall
With further shaker floor and wall cabinets, stainless steel sink unit, plumbing for washing machine and point for tumble dryer. A door opens to the cloakroom where there is a white suite of WC and wash basin.

FIRST FLOOR

LANDING
16'4 x 7'6
Containing the stairs rising to the second floor the central landing gives access to:-

BEDROOM THREE
16'2 x 12'7
Located at the rear of the house this is a spacious double room with built in wardrobe with hanging space and drawers and there is also an open hearth cast iron fire place.

BEDROOM FOUR
13'0 x 10'2
With picture rail and casement window overlooking the garden terrace.

BEDROOM TWO
15'6 x 13'6
A large double room with a boxed ceiling beam and fitted alcove shelving. There is a two casement window to the front elevation.

INNER LANDING
15'9 x 13'8
Casement windows overlooking the rear garden and housing the airing cupboard with hot water cylinder.

FAMILY BATHROOM
14'4 x 6'2
A white suite of twin ended bath with side shower attachment, WC, bidet and ceramic tiled Bristan shower cubicle. There is an oval wash basin on a vanity stand with shelving under and a vertical heated towel rail.

BEDROOM ONE
20'9 x 9'2
With a high vaulted ceiling and windows to three elevations the bedroom opens onto a dressing area and a door leads to:-

BATHROOM ENSUITE
9'0 x 6'8
With a white suite of twin ended bath, WC, bidet and ceramic tiled shower cubicle as well as a wash basin on stand with shelving under. There is a vertical heated towel rail and mirror fronted cabinet.

SECOND FLOOR

LANDING
8'1 x 7'0
Approached by the straight staircase this room has a vaulted ceiling and doors lead to:-

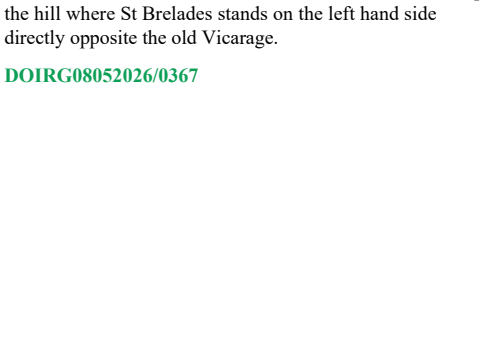
BEDROOM FIVE
14'10 x 11'9
With vaulted ceiling and exposed A frame and purlin timbers there is a gable in the window providing views across the village to countryside beyond and a doorway leads to a loft storage space.

STUDY
9'5 x 8'2
Also with a vaulted ceiling and Velux roof light and views over the village and valley beyond. A door leads to the loft space.

OUTSIDE
The driveway serving St Brelades stands at the side of the property and is shared by two other users terminating in a parking/turning space in front of the detached double garage.

DOUBLE GARAGE
19'8 x 17'3
With electrically operated up and over door, light and power connections and a personal door opening to the rear garden. EV charging point.

REAR GARDEN
Approached by a block paved terrace and a brick retaining wall with steps leading up to a level lawn, the south facing garden is bounded by well stocked flower borders and close boarded fencing and stone and brick walls. A pathway leads to the garage and gate to the driveway.



SERVICES
Main drainage, water and electricity are connected. Central heating is through radiators from an HRM Wallstar oil fired boiler replaced in 2024. The property also has the benefit of double glazed windows and fibre optic broadband.

COUNCIL TAX
West Northamptonshire Council - Band G

LOCAL AMENITIES
Hollowell lies some 9.5 miles northwest of Northampton and 12.5 miles South West of Market Harborough with links via the A5199 to the A14 less than 6 miles away and the M1 and M6 at Catthorpe. Hollowell Reservoir sits to the north of the village offering facilities including dinghy sailing, windsurfing, mixed species fishing, rowing and a sailing club. At nearby Guilsborough there is a grocery store, doctor's surgery and very sought after primary and secondary schools.

HOW TO GET THERE
The village can be approached by the A5199 Welford Road. On leaving the Welford Road at Creaton follow the sign posts towards Hollowell and on entering the village on the Creaton Road take the sharp left hand bend and then proceed towards the centre of the village. At the junction of Guilsborough Hill and The Green turn left into The Green which in turn leads into Church Hill and follow the road up the hill where St Brelades stands on the left hand side directly opposite the old Vicarage.

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Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed