



An elegant former farmhouse in beautiful gardens

Church Farm, Main Street, Aldwinkle, Kettering, Northamptonshire NN14 3EP

Freehold



Three reception rooms * Kitchen/breakfast room * Five bedrooms (two en suite) * Family bathroom * Shower room * Garaging, stables & outbuildings * Extensive parking * Private garden EPC: Exempt

Situation

Aldwincle is a charming village with a mix of largely period stone houses at its core, which supports a village shop, primary school and pair of churches. It lies alongside the River Nene, four miles south of the Georgian market town of Oundle, with its renowned school (Tatler Public School of the Year 2018). Wider shopping facilities and mainline commuter rail services to London St Pancras are available from Kettering or Wellingborough (both 13 miles). Huntingdon (19 miles) also offers rail services to London Kings Cross.

About Church Farm

An elegant former farmhouse set back from the road with ample parking, outbuildings and a private garden, the stone house retains period charm and attractive features such as mullioned windows, elegant fireplaces, cornicing and some original cupboards, with nicely proportioned principal rooms.

The entrance hallway has a beautiful parquet floor. The drawing room is spacious and dual-aspect, with high ceiling and enamelled wood burning stove, framed by built-in cupboards and shelving. The dining room has a mullion window and Victorian

fireplace, whilst the sitting room has mullion windows to either side and a wood burner. The kitchen forms the core of the house and has space for daily dining and cooking. The fitted suite is laid out beneath granite work-surfaces and is arranged around an Aga, whilst a rear lobby accesses a utility/boot room, walk-in pantry and the integral garaging.

The main staircase rises from the entrance hallway to a landing which serves the en suite principal and guest double bedrooms, as well as double bedroom three. This bedroom has two doors, the second linking to a rear landing accessed via a secondary staircase, serving the family bathroom, which is superbly appointed with a full suite, and double bedroom four. Bedroom five and a shower room are accessed by a third staircase from the rear lobby.

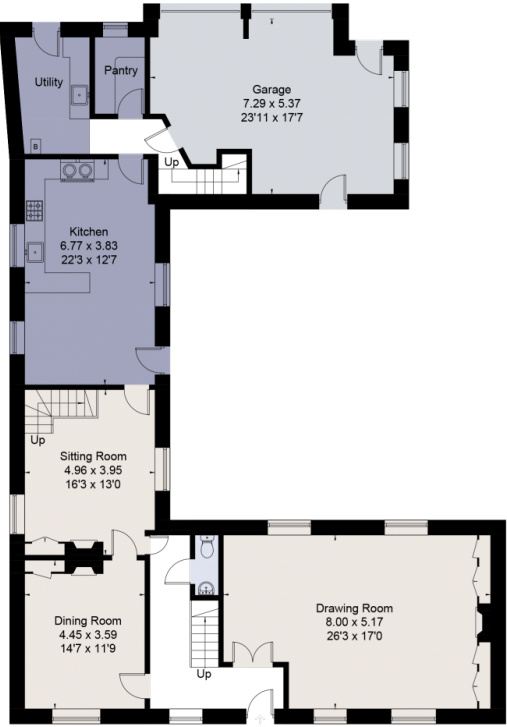
Outside

Within attractively landscaped grounds there is ample parking, a double garage and a pair of Scotts of Thrapston stables. The main garden is lawned and private, with well-stocked beds. Adjacent to the south, Church Farm has a quarter share of the one acre paddock.

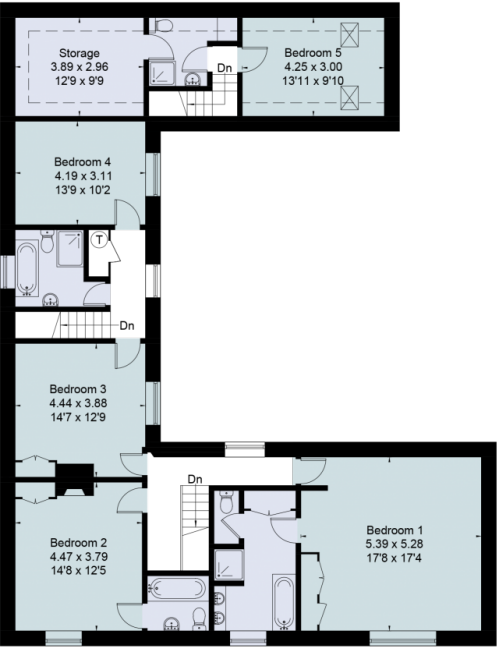




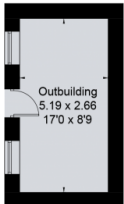
Approximate Floor Area = 322 sq m / 3463 sq ft
Outbuildings = 44 sq m / 472 sq ft
Total = 366 sq m / 3935 sq ft



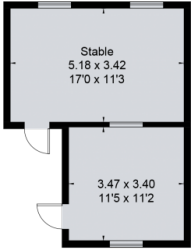
Ground Floor



First Floor



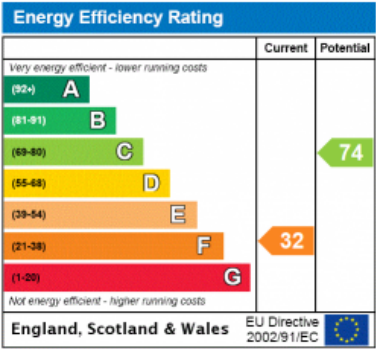
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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