

The Farmhouse, 10d Middle Street Nether Heyford,
Northampton, NN7 3LL

HOWKINS & HARRISON

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Guide Price: £425,000

A charming former farmhouse situated in the sought-after village of Nether Heyford, offering three double bedrooms, a characterful sitting room with feature fireplace, fitted kitchen and separate breakfast room. The property further benefits from a refitted family bathroom, reception hall, cloakroom, enclosed gardens with a southerly aspect, a substantial timber garden office/store with bifold doors and allocated parking for two vehicles. Ideally positioned within easy reach of village amenities, local schooling and excellent road links, this delightful home combines character, versatility and practical modern living.







Features

- Charming former farmhouse
- Sitting room with feature fireplace
- Reception hall & cloakroom
- Kitchen & Breakfast room
- Three double bedrooms
- Refitted family bathroom
- Bifold doors leading to garden
- Large timber garden store/office
- Front and rear gardens
- Allocated parking for 2 vehicle



Location

The popular and sought after village of Nether Heyford is located approximately 6 miles west of Northampton and can be easily accessed either by the A5, Watling Street or the A45, Northampton ring road and is less than two miles from the M1, Junction 16.

This thriving village, which is centred around the village green, rumoured to be one of the largest in the country, has a public house, two churches, a village hall, general store, post office, hairdressers and butchers.

The nearest secondary school is in the neighbouring village of Bugbrooke, less than 2 miles away and the local primary school in Nether Heyford village.

The village also enjoys the Grand Union Canal. Rail communications can be found at Northampton train station to London Euston within an hour.



Ground Floor

The accommodation is approached through a heavy period door into the reception hall with stairs rising to the first floor and an understairs cloakroom.

The sitting room has a feature fireplace with mantel surround and a picture window overlooking the garden.

The kitchen has a selection of fitted pine fronted cabinets, working surfaces incorporating a sink unit, space for a range style cooker with exposed brick chimney, including a washing machine, dishwasher, dryer and space for a free-standing American style fridge, concealed gas fired boiler, an archway into the breakfast room with a continuation of the slate tiled floor that is also in the kitchen and hall.



First Floor

The first floor comprises three well-proportioned double bedrooms, offering versatile accommodation for families, guests or those requiring additional space for a home office.

The refitted family bathroom has been finished to a modern standard and features a freestanding bath with mixer taps over, a stylish vanity unit with integrated sink, a separate shower cubicle and WC, creating a practical and contemporary space.





Outside

Outside, the gardens are mainly lawned with mature planting enclosed by a stone-built boundary wall, pedestrian gate and pathway to the front door all enjoying a southerly aspect, a particular feature of the cottage is a well that can be found close to the front door.

There is a large timber-built garden shed/office to the side of the property, that has exposed stonewall in the interior with modern flooring, it has a bi-fold doors that lead to the garden. Allocated parking bays for two vehicles to the rear of the property which shares an area with three other properties.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.













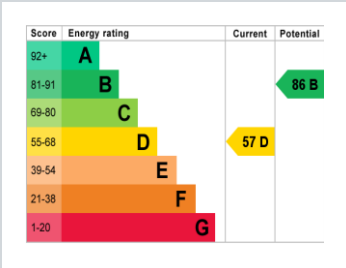


Viewing
Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
West Northamptonshire Council Tel:0300-126700.
Council Tax Band – E

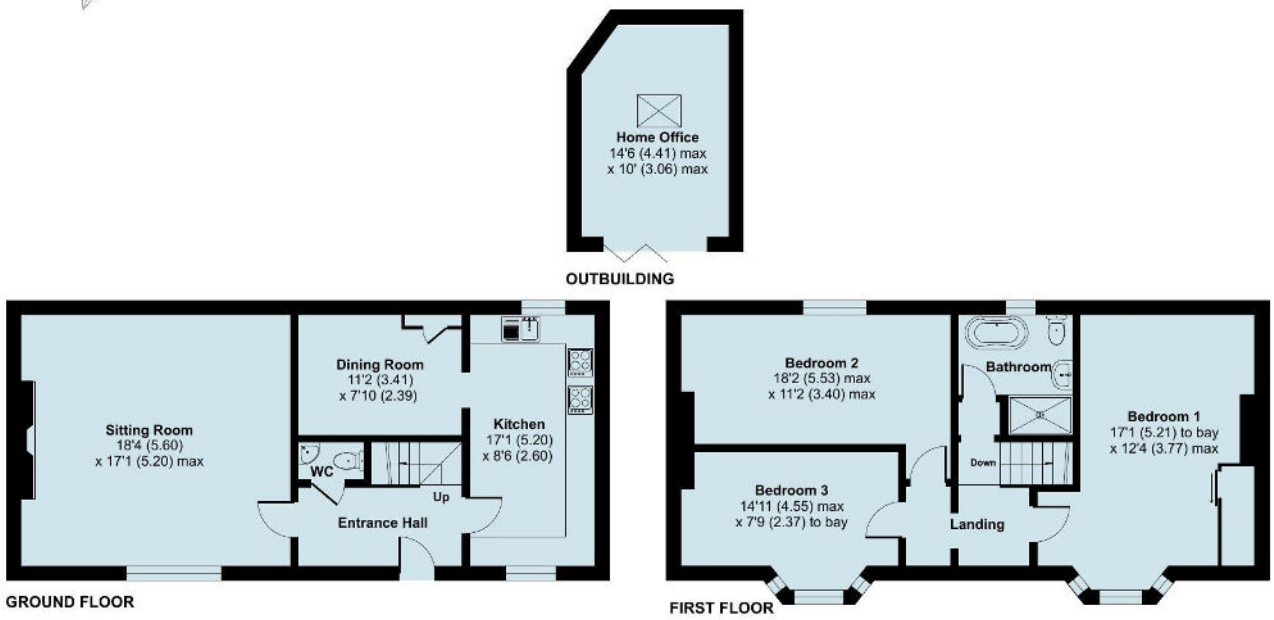


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Middle Street, Nether Heyford, Northampton, NN7

Approximate Area = 1351 sq ft / 125.5 sq m
Outbuilding = 141 sq ft / 13 sq m
Total = 1492 sq ft / 138.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1537816

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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