



Potterspury House, 3 Poundfield Road, Potterspury, Northamptonshire,
NN12 7QL

HOWKINS &
HARRISON

**Potterspury House,
3 Poundfield Road,
Potterspury,
Northamptonshire, NN12 7QL
Guide Price: £2,400,000**

A substantial detached period property, offering approximately 10,000 sq ft of accommodation, on a generous 1.14 acre plot. In the early Victorian main house, the grand reception rooms are complemented by numerous en-suite bedrooms, whilst the spa and wellness centre comprise multiple rooms of varying sizes, combined with pool, hot-tub and saunas. Current use is as a comfortable family home, spa/wellness centre and restaurant. Potterspury House lends itself to being a conference centre, business headquarters, wedding venue or many other uses, subject to permission.

Features

- 10,000 sq ft period property
- Family home and spa/wellness centre
- 1.14 acre plot
- Parking for numerous cars
- Generous ornate reception rooms
- Multiple en-suite bedrooms
- Swimming pool and hot tub
- Two saunas and changing rooms
- Fully functional restaurant
- Solar panels and eco central heating
- Energy rating D



Location

The village of Potterspur is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Main House

The grand entrance porch opens into the palatial reception hall leading to the drawing room, library, dining room, study and kitchen/breakfast room. There are further utility spaces and access to the cellar. On the first floor the impressive landing leads to between six and ten bedrooms, the majority en-suite, depending on how the division is made.

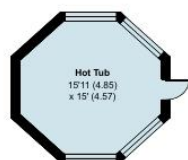
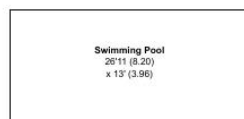
Spa/Wellness Centre

A reception area greets you, leading to seven treatment rooms/offices, which could easily be reconfigured to suit purpose. There are various shower rooms and toilets which can serve this area, also the fully equipped restaurant, bar, swimming pool, hot tub and saunas.

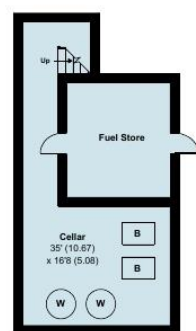
Outside

The property occupies a large plot of approximately 1.14 acres, which is very accessible for vehicles and visitors, yet still offering a high degree of privacy. Numerous vehicles can be parked with flexibility to create further parking if desired. There is a large, level, walled front lawn, with the rear accommodating the swimming pool, hot tub, two saunas and outside gym.

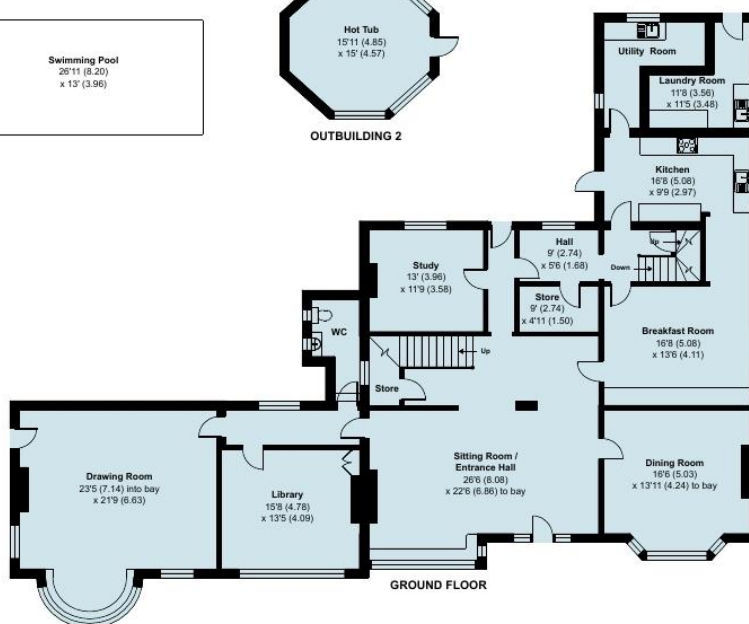
For identification only - Not to scale



OUTBUILDING 2



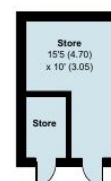
LOWER GROUND FLOOR



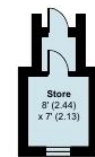
GROUND FLOOR



OUTBUILDING 1



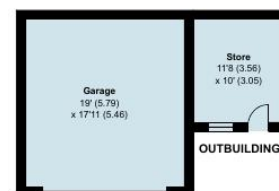
OUTBUILDING 3



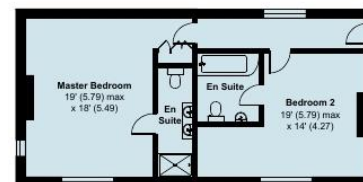
OUTBUILDING 6



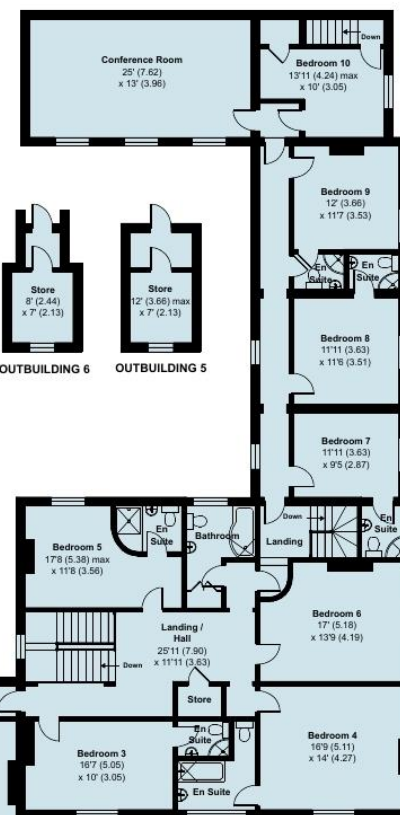
OUTBUILDING 5



OUTBUILDING 4



FIRST FLOOR





Green Credentials

There are large banks of solar panels on the southerly facing roofs of the main house, which we understand to be owned outright, these feed back into the National Grid with financial benefit to the owners.

The cellar houses the central heating boilers, which are hopper-fed by organic pellets, the current owners inform us that provided there is an element of commercial use within the property then the cost of pellets is heavily subsidised, to virtually nil cost.

We recommend these arrangements are clarified and confirmed by your legal advisors.

Agents Note

The property is currently being used as a comfortable family home, in conjunction with income generating business in the form of a spa/wellness centre and restaurant.

However, it would lend itself to becoming a wedding venue, business headquarters, conference centre, nursing home, school, nursery, the list is endless. In all cases it is imperative that the successful purchaser establishes the correct usage can be obtained from West Northamptonshire Council.

The two saunas and hot tub are available by separate negotiation.





Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel: 01327-353575.

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.

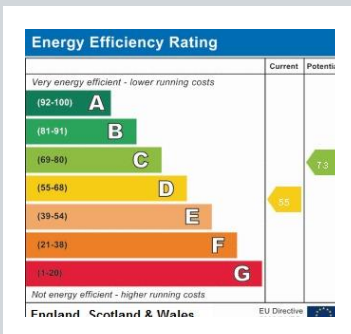
Services

The following services are connected to this property: electricity, water and drainage. None of the above 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, and drainage services.

Local Authority

West Northamptonshire Council – Tel: 0300 126 7000

Council Tax Band - H



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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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