



Lower End Farmhouse, 10 High Street South, Tiffield, Northamptonshire, NN12 8AB

HOWKINS &
HARRISON

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10 High Street South, Tiffield,
Northamptonshire, NN12 8AB

Guide Price: £1,200,000

A substantial, beautifully presented, Grade II Listed former farmhouse offering generous family accommodation, combining period features with bespoke contemporary finishes. The ground floor provides a sitting room, family room/study, dining room, a beautiful vaulted kitchen, utility, cloakroom, complemented by the first floor offering an en-suite vaulted master bedroom, three further double bedrooms and family bathroom. There is a huge, as yet unconverted loft space above. There is a substantial barn, plus three garages/workshops and an open barn/entertainment space. The property enjoys generous mature gardens on three sides, plus plentiful driveway parking.

Features

- Beautiful period yet contemporary farmhouse
- Renovated & refurbished throughout
- Stunning vaulted kitchen
- Three reception rooms
- Four double bedrooms
- Master en-suite plus family bathroom
- Huge unconverted loft space
- Three garages / workshops
- Substantial stone barn plus open barn for entertaining
- Generous mature gardens
- EPC Rating: N/A as Grade II Listed



The village of Tiffield lies two miles north of Towcester between the A5 to the west and the A43 to the east. The Church of England primary school is smaller than average and awarded 'Good' by Ofsted in 2017. It is now linked with the schools at Gayton, Stoke Bruerne and Whittlebury to form the Forest Federation. Most pupils who leave the school progress to Sponne School in Towcester. In the village there is a church, a pub, a pocket park and a playing field. The village has one main road, which runs from the A43 to the village of Gayton.

The nearby market town of Towcester has many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.



Ground Floor

Whilst there is a front door opening to the dining room, everyday use is into the back door leading to the family room/study. Of linear design, at the Western end is a superb sitting room with inglenook fireplace and wood burner, moving East to the dining room, family room/study, great utility room and cloakroom, finally the superb, vaulted, bespoke luxury kitchen.

First Floor

The long landing leads to the lovely vaulted master bedroom with en-suite and provides access to three further double bedrooms and the luxurious family bathroom.

Attic Space

As yet unconverted, there is a huge 40' by 17' space.





Outside

Set well back from the village High Street, and across a meandering stream, Lower End Farmhouse provides plentiful off-road parking with vehicular access to three workshops/garages, plus a substantial double height stone barn. There is also a beautiful open barn, perfect for entertaining and leisure pursuits. The mature gardens lie on three sides of the property enabling designation of spaces for different use.

Agents Note

We understand there is a covenant which prohibits more than one family living in the property. Any prospective purchaser will be advised to seek their own legal advice as to the relevance and impact of this, before commitment to purchase.



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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: gas, 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 services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band – G

EPC- Exempt due to listed status

**HOWKINS &
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GRADE II LISTED

Howkins & Harrison

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Approximate Gross Internal Area 3189 sq ft - 296 sq m (Excluding Outbuilding)

Ground Floor Area 1512 sq ft – 140 sq m

First Floor Area 982 sq ft – 91 sq m

Second Floor Area 695 sq ft – 65 sq m

Outbuilding Area 1336 sq ft – 124 sq m



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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