

**NEW INSTRUCTION**



**BACK LANE**

Hardingstone, Northampton, NN4 6BX



**DAVID COSBY**  
ESTATE AGENTS



# Back Lane

Hardingstone, Northampton, NN4 6BX

Total GIA Floor Area Exc. Garage | Approx. 108 sqm (1162 sqft)



3 Bedrooms



2 Reception



2 Bathrooms

## Features

- Georgian Grade II listed property
- Three floors of accommodation
- Three bedrooms, two bathrooms
- Stunning kitchen/breakfast room
- Spacious sitting room with period fireplace
- Cottage-style rear garden
- Leased garage providing secure parking or storage
- Highly desirable village location

## Description

Built in 1740, this impressive Grade II listed Georgian property spans three floors and is constructed from coursed Northamptonshire ironstone, with large sash-style windows framed by matching ironstone lintels. The dual-pitched roof is clad with natural slate, and a Victorian single-storey extension has been added to the rear elevation. The property was originally part of a larger Georgian townhouse, later subdivided into three high-quality residential units, offering a unique blend of period charm and modern comfort. The house is beautifully presented, featuring a spacious entrance hall, light-filled sitting and dining rooms, and a well-appointed kitchen/breakfast room. Spanning three floors, the accommodation includes three bedrooms and two bathrooms, with a generous master and a versatile second-floor landing currently used as a gym. Period features like exposed beams and fire surrounds blend with modern finishes, creating a warm atmosphere. The rear garden has a cottage-style charm, and a leased garage nearby provides secure parking. This property offers a rare chance to enjoy Georgian architecture in a sought-after village.



Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre. The village has its fair share of historic buildings and is positioned on the southern edge of the town, looking from its hilltop position across the Nene valley.

## The Property

### Entrance Hall:

The main entrance hall is located on the side aspect of the property, accessed via a traditionally styled panel door with upper double-glazed panes and a three-bar locking mechanism. The hall is finished with finely jointed marble-effect floor tiles, and the walls are neutrally decorated with perimeter ovolo covings. Solid oak panelled doors with upper glazed panes open to both the kitchen/breakfast room and the sitting room. A flight of timber stairs, with a large half-landing, painted balustrades, and stained timber handrails and newel posts, leads to the first-floor accommodation. Underneath, a useful storage cupboard with quarry tile flooring and fitted shelving offers practical space. There is also a cloak cupboard housing the electric meter and consumer unit.

### Kitchen/Breakfast Room:

Located at the front of the property, this bright and airy kitchen enjoys natural light from a large sash-style pivot window. The marble-effect floor tiles flow through from the entrance hall, providing continuity. The kitchen is fitted with a good range of Shaker-style base and wall units with oak doors, chamfered quartz work surfaces, and upstands. Metro-style tiling complements the splashback area above the base units. Further natural light is provided by a fixed frosted timber-framed window to the side elevation.

Built-in fittings include a dishwasher, and a matching quartz Belfast-style sink with a chrome mixer tap and hose. There is ample space for a washing machine and a large double-door fridge freezer. A modern gas-fired combination boiler is discreetly housed in a high-level unit on the side elevation. The kitchen is also equipped with a large, brushed chrome Rangemaster, featuring a five-burner induction hob, a two-door oven, a separate grill, and a storage compartment.

### Sitting Room:

The spacious sitting room is filled with natural light from a full-height double-glazed window overlooking the rear garden and patio area. The floors are finished with newly fitted plush cut-pile carpet, and the walls are neutrally decorated. A traditional fireplace with brick reveals, a classically styled surround, and a marble hearth houses a cast iron basket; however, the fireplace is not suitable for open fires and is currently used with a bioethanol-fuelled appliance. Gothic-style stripped pine doors with integral glazing open to the elegant dining room area. A large cupboard, fitted with fixed shelving and incorporating an original oak lintel, provides storage space.



# The Property

## Dining Room:

Positioned within the rear Victorian outrigger, the dining room benefits from natural light via a segmental oriel window to the rear elevation and double-glazed French doors that open to the pretty patio area. The floors are finished with marble-effect tiles, and the walls are stylishly decorated in a storm-blue emulsion. There is ample space for a large table and chairs, making this the perfect spot for entertaining, with the option of alfresco dining on warmer days.

## First Floor Landing:

The landing is a versatile space, currently serving as a home office. It features exposed pitched pine floorboards and ovolo covings. A step-up leads to the rear of the landing, which is carpeted and has oak-panelled doors leading to the master bedroom, family bathroom, and bedroom three. A further oak door opens to the airing cupboard, which houses the hot water cylinder and is fitted with slatted pine shelving. Painted timber stairs, again with a large half-landing, lead to the second-floor accommodation.

## Bedroom One:

This large double bedroom is located to the rear left-hand side of the property, with two large sash-style pivot windows providing abundant natural light and pleasant views of the rear garden. The floors are finished with plush cut-pile carpet, and the walls are neutrally decorated. An oak-panelled door opens to the ensuite.

## Ensuite:

Fitted with a three-piece suite comprising a double-ended bath with central chrome mixer taps and an electric shower overhead, a close-coupled WC, and a wall-mounted wash basin with splashback tiling. Natural light enters via a two-unit casement window, and a powder-coated ladder towel rail provides heating. Floors are finished with marble-effect ceramic tiles.

## Bedroom Three:

Located at the front left-hand side of the property, bedroom three is currently used as a large dressing room and relaxation lounge. The room benefits from excellent natural lighting from a large sash-style window to the front elevation. The floors consist of exposed pitched pine floorboards, retaining much of their original character and historic patina. A decorative cast-iron fireplace (currently blocked) and chamfered oak ceiling beams provide further period charm to this room.





## The Property

### Family Bathroom:

The family bathroom is situated on the right-hand side of the property and is fitted with a 'P'-shaped bath with chrome mixer tap and shower hose, a ceramic wash hand basin with pedestal, and a close-coupled WC. The walls have full-height ceramic tiling behind the sanitary fittings, and natural light is provided by a two-unit casement window. The floor is finished with marble-effect ceramic tiles.

### Second Floor Landing:

The second-floor landing is another generously sized area, currently being used as a small gymnasium. The floors are finished with exposed pitch pine floorboards, and the walls are neutrally decorated. The galleried landing features a pine bookshelf, providing useful storage space, and benefits from natural lighting through a top-hung casement window to the rear elevation. An oak-panelled door opens to bedroom two.

### Bedroom Two:

This good-sized double bedroom offers pleasant front elevation views and is fitted with plush cut-pile carpet. The bright and airy room has neutrally decorated walls, accentuated by perimeter ovolo covings. A delightful painted brick corbelled chimney stack with a decorative cast-iron insert and a geometric tiled hearth adds a touch of period character to the room.

## Thinking of Selling?

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## Grounds

### Front Aspect:

The property directly fronts Back Lane, with the main entrance positioned on the side elevation, beneath an archway providing covered access. The property benefits from convenient pedestrian access to the rear garden via a side driveway. Additionally, vehicular access is available to 'Garage No. 7', a leased garage located within an adjacent block. This provides secure off-road parking or additional storage.

### Rear Aspect:

The pretty rear garden features a charming stone slab patio area, bordered by quartz shingle, offering a perfect setting for alfresco dining. The main portion of the garden is laid to lawn, bordered by established shrubs and plants. A decorative metal gate set within timber panel fencing leads to the side aspect, providing additional access to the property.

### Garage Lease:

The property includes the benefit of a leasehold interest in Garage 7, Back Lane, held under a lease dated 29 January 1981 for a term of 99 years. The lease will transfer with the sale of the property. The garage is located within a block of garages adjacent to the property and provides convenient additional storage or parking space. Please note, only the ground floor garage is included in this lease.





## Location

Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre. The village has its fair share of historic buildings and is positioned on the southern edge of the town, looking from its hilltop position across the Nene valley.

Hardingstone has two traditional public houses, The Crown, and The Sun together with a good range of amenities and facilities including a post office, nearby Waitrose, newsagents, and several hairdressers. A popular Garden Centre is also close by, and schooling is well served by Hardingstone Primary School and Northampton High School for Girls.

Hardingstone is popular with commuters having easy access to Junction 15 of the M1, and both Northampton and Milton Keynes Railway Stations provide regular intercity services to Birmingham New Street, and London Euston.

On the edge of the village can be found one of only three remaining Eleanor crosses in the country. The historic cross commemorates the resting at nearby Delapré Abbey of the body of Queen Eleanor of Castile while King Edward I stayed at nearby Northampton Castle.

Hardingstone is an excellent choice for anyone looking to settle in a Northampton village and offers a great balance of convenience, period charm, and good amenities.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas & Electricity

**Council Tax:** Band D    **EPC:** Listed Building (Not Applicable)

### Agent's Notes

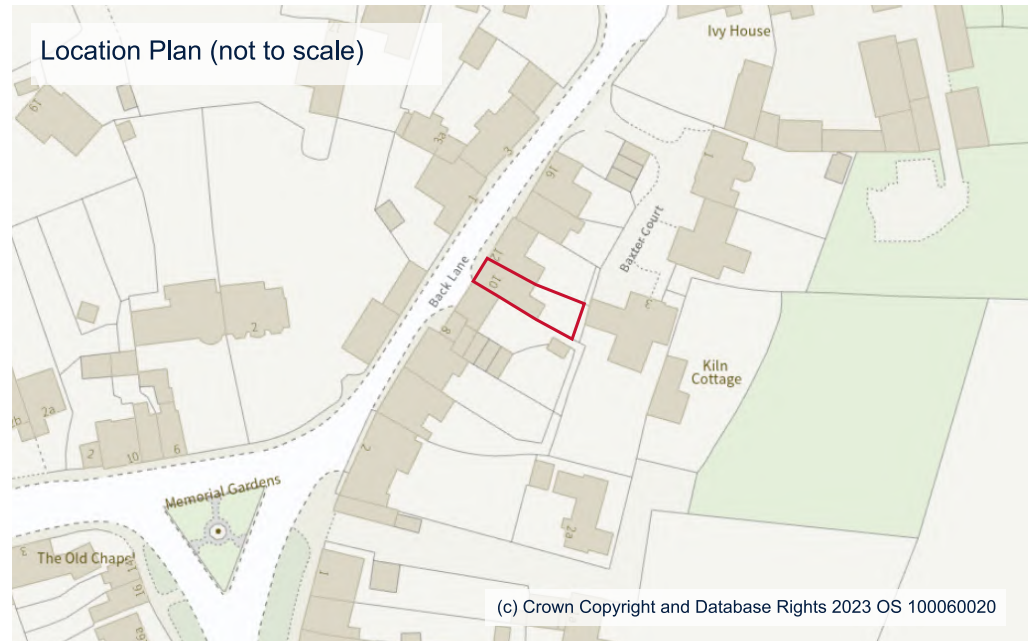
*A management charge fee of approximately £40/month is payable towards the upkeep of communal areas on the development and your legal adviser should be asked to clarify this.*

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



Delapre Abbey



Location Plan (not to scale)

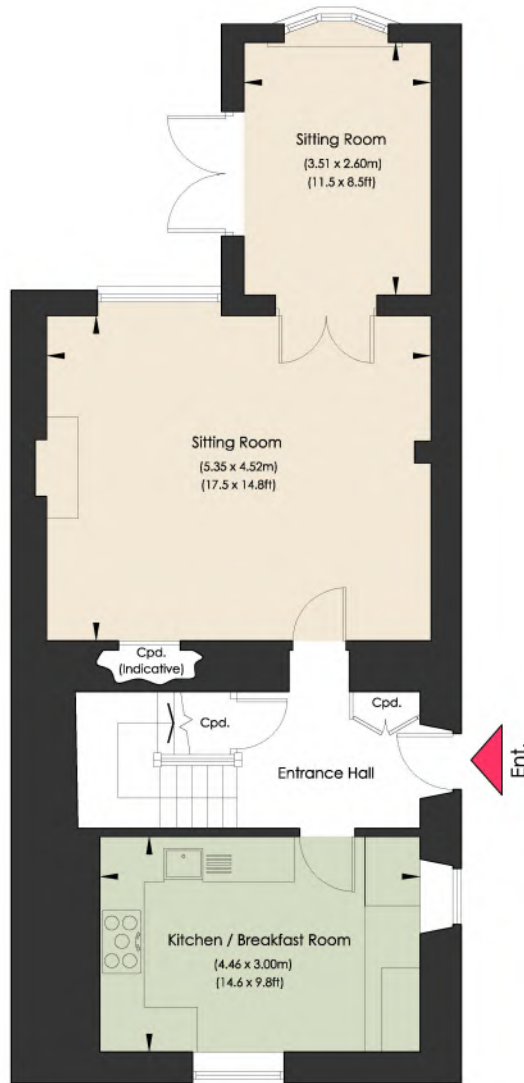
# Back Lane, Hardingstone, NN4 6BX

Approximate GIA (Gross Internal Floor Area) = 137.5 sqm (1480 sqft)

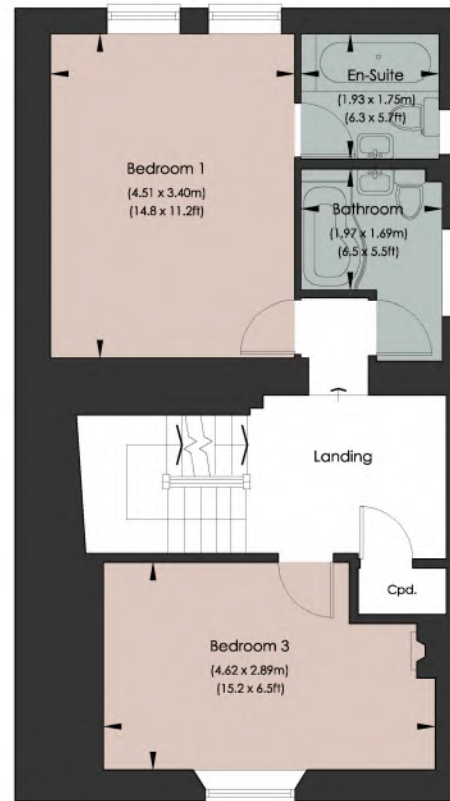


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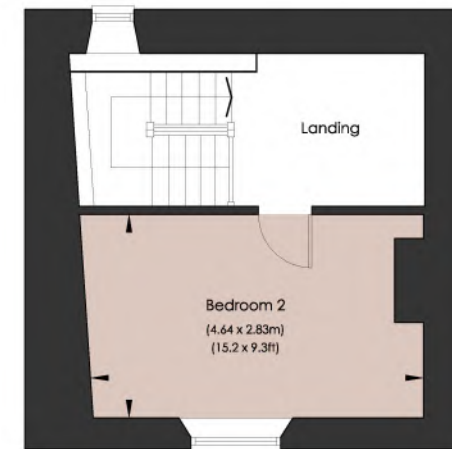
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 60.7 sqm (653 sqft)



FIRST FLOOR GIA = 52.6 sqm (566 sqft)



SECOND FLOOR GIA = 24.2 sqm (260 sqft)



**HARDINGSTONE**

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# Thinking of Selling?



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