

NEW INSTRUCTION



MAIN STREET

Little Brington, Northampton, NN7 4HS

DAVID COSBY
ESTATE AGENTS





Main Street

Little Brington, Northampton, NN7 4HS

Total GIA Floor Area Exc. Outbuildings | 74 sqm (797 sqft)

Features

- **Grade II Listed** Gothic Revival cottage | Architect Edward Blore
- **Period detailing** - original joinery and mullioned windows
- **South-facing** three-tier garden backing onto pasture land
- **Traditional kitchen** with 'Everhot' range
- **Spacious sitting/dining room** with woodstove and oak floor
- **Two outbuildings**, including large utility outhouse
- **Historic communal outbuilding** with vaulted ceiling
- **Sought-after village location** with amenities

Description

A Grade II Listed Gothic Revival cottage, built in 1848 by renowned architect Edward Blore, and formerly part of the Spencer Estate at Althorp. Noted for his work on Buckingham Palace and the extension of Althorp House. The cottage retains its original character, with an attractive front façade of Flemish bond brickwork and cut limestone dressings, with diamond-patterned windows in ashlar stone surrounds, and steeply pitched decorative tiled roofs. Further architectural details include stone-coped gables, heraldic shields bearing the Spencer coat of arms, and a Gothic-arched entrance door with profiled hood moulding.

Internally, the accommodation comprises a dual-aspect kitchen/breakfast room, spacious sitting/dining room, three bedrooms, and a well-appointed bathroom.

The property occupies a generous plot with a three-tier south-facing garden, thoughtfully landscaped with lawns, seating areas, and open pasture views towards St John's Spire. Outbuildings include a private stone-built utility outhouse with separate external WC, a former pig pen with enclosed yard, and a detached communal wash house and cook room, complete with original ovens and vaulted plaster ceiling.



A beautifully preserved Grade II Listed Gothic Revival cottage designed by Edward Blore, offering characterful accommodation, a landscaped south-facing garden, historic outbuildings, and far-reaching countryside views in the heart of Little Brington.

The Property

Entrance Hall

Accessed via the original Gothic-arched door with a Suffolk latch and decorative T-bar hinges, the entrance hall features large quarry tiles, neutral décor, and traditional slatted doors leading to the sitting room, kitchen/breakfast room, and understairs cupboard. The understairs cupboard, a naturally cool space, is currently used as an additional pantry and wine store, with separate lighting.

Kitchen / Breakfast Room

A bright dual-aspect space, benefiting from south-facing sunlight streaming through the stable door and diamond-patterned windows. The kitchen is fitted with a range of solid timber Shaker-style base and wall units, complemented by timber work surfaces with an integrated stainless-steel sink, mixer tap, and drainage channels. Metro tile splashbacks and quarry tile flooring, which continues from the entrance hall, enhance the traditional aesthetic. A modern two-burner 'Everhot' range in brushed steel and enamel has been installed beneath an extractor hood, providing both efficient cooking and background warmth while remaining in keeping with the character of the property.

Sitting Room / Dining Room

A well-proportioned reception room located to the right-hand side of the property, featuring a large three-unit mullioned window with diamond-pane glazing, allowing for excellent natural light. A prominent feature fireplace forms the focal point of the room, with a two-door wood-burning stove, brick surround, and a limestone hearth beneath an oak mantelpiece and hood. Either side of the chimney breast are Gothic-arched niches, fitted with shelving and low-level two-door cupboards, offering practical and characterful storage. The room is finished with oak flooring, profiled timber skirtings, and neutral décor. A slatted, ledged door with Suffolk latch gives access to the quarter-winder staircase leading to the first floor.

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The Property

First Floor Landing

A galleried landing with turned oak balustrades and natural light from a top-hung casement window offering views over the surrounding pastureland. The floor is finished with a loop pile carpet, and the walls are neutrally decorated, with profiled picture rails to the perimeter. Traditional slatted and ledged doors with Suffolk latches provide access to the bedrooms and family bathroom.

Bedroom One

A double bedroom located to the front right hand side of the property and with a 2-unit mullioned window with diamond pattern panes overlooking the front aspect and providing far reaching countryside views. This bedroom has matching loop-pile, carpet and neutrally decorated walls with perimeter profiled skirtings.

Bedroom Two

A double bedroom positioned to the front right-hand side of the property, featuring a two-unit mullioned window with diamond-patterned glazing, offering far-reaching countryside views. The room is finished with a loop pile carpet, neutrally decorated walls, and profiled timber skirtings.

Bedroom Three

A single bedroom situated to the front left-hand side of the property, with a diamond-pattern casement window framing uninterrupted countryside views. Currently used as a study, the room features a loop pile carpet, neutral décor, and profiled skirtings.

Bathroom

Positioned to the rear aspect, the bathroom enjoys open pasture views through a three-unit window. The room is fitted with a three-piece suite comprising a double-ended bath with recessed wall-mounted shower controls and a rainfall shower rose, a close-coupled WC, and a ceramic wash hand basin with chrome pillar taps on a pedestal. A built-in timber cupboard houses the hot water cylinder with a programmable immersion heater, and includes upper doors with slatted pine shelving for laundry storage. The floor is finished in timber-effect sheet vinyl, with limestone-effect ceramic tiling to the shower area and above the basin, complementing the neutral décor.



Grounds

Front Aspect

Set back from Main Street, the property enjoys a charming cottage-style front garden, thoughtfully planted with a variety of established perennials, and a well-tended Japanese Acer, known for its striking autumn foliage. To the right-hand side, a shared access leads to the rear courtyard, laid in traditional pebble-stone and arranged with a variety of potted plants, and informal seating areas, creating a private and sheltered outdoor space.

Rear Aspect

A beautifully arranged south-facing, three-tier garden, thoughtfully landscaped to provide a variety of lawned areas, established planting, and secluded seating spots. The lower tier features brick steps leading to a central level, where an aluminium-framed glasshouse offers useful space for propagation and early vegetable cultivation. The remainder of this tier is laid to lawn, with a brick-paved seating area ideal for peaceful afternoons. Perimeter raised beds, planted with a variety of well-maintained shrubs and flowering plants, add seasonal colour. A gravel path with brick edging winds through the garden, leading to further brick steps ascending to the upper tier. A small stone-lined pond to the upper tier encourages wildlife and the garden opens out to reveal far-reaching, south-facing views across pastureland, with St John's Spire forming a striking focal point on the horizon. Two further seating areas have been positioned to take full advantage of the views, and a raised timber sleeper bed provides space for growing herbs and vegetables. An apple tree and a pear tree complete this upper garden, offering a small autumn fruit harvest.



Grounds

Outbuilding One

Positioned off the rear courtyard, this privately owned outbuilding is constructed in matching coursed ironstone beneath a steeply pitched slate roof, complementing the main house. Accessed via a slatted and ledged timber door with Suffolk latch and T-bar hinges, the outbuilding is currently used as a utility area, fitted with open shelving, a stainless steel one-and-a-half bowl sink with mixer tap, and plumbing for a washing machine.

The building is served by a separate fuse supply, with lighting and power points installed. To the rear, a traditional external brick-built WC sits under a mono-pitched slate roof, adding further character and practicality.

Outbuilding Two

Located on the lower tier of the garden, this large former brick pig pen and external enclosure is bounded by brick perimeter walls and retains a strong sense of its original agricultural character. Constructed in English bond facing brick beneath a pitched and slated roof, the building is currently used for garden storage.

Communal Outbuilding

Positioned to the right-hand side of the cottage, this detached coursed ironstone building sits beneath a steeply pitched roof with natural slate coverings. Believed to have originally served as the communal wash house and cook room, it retains a number of historic features, including original brick ovens, a central fireplace, and a vaulted lime plaster ceiling.

Access is via a slatted and ledged door with T-bar hinges and Suffolk latch, and natural light enters through a striking mullioned window with diamond-pattern glazing to the front elevation. The brick flooring remains in situ, further reflecting the building's original function and character.



Location

Little Brington is a charming village forming part of The Brington parish, which also includes Great Brington and the small hamlet of Nobottle. The area is steeped in history and closely associated with two families of global significance—the Spencers and the Washingtons. The Spencer family has resided at Althorp Estate, just outside the village, for over four centuries. Notably, George John, 2nd Earl Spencer, served as First Lord of the Admiralty, overseeing Britain's naval victories against Napoleon during Lord Nelson's time. Little Brington also has connections to George Washington, the first President of the United States. A stone inscription over a doorway in the village commemorates Laurence Washington, his great-great-great-grandfather, who once lived here.

The village itself embodies the quintessential English rural idyll, with a mix of thatched stone cottages, historic architecture, and well-tended gardens. The parish is well-served with two public houses, including the Saracen's Head, renowned for its multi-award-winning restaurant, a post office, village hall, and Brington Primary School. A variety of community groups, including gardening clubs and a history society, add to the village's vibrant social scene.

For those who enjoy the outdoors, Ravensthorpe Reservoir—a peaceful haven for walking, fishing, and birdwatching—is just five kilometres away.

Little Brington is in the catchment area for Guilsborough Academy, a highly regarded secondary school, with preparatory options including Maidwell Hall and Spratton Hall. Further private schooling is available at Rugby, Uppingham, Wellingborough High School for Girls, and Oakham. The village is well-connected for commuters, with Long Buckby Railway Station providing regular services to London and Milton Keynes, and easy access to the M1 motorway.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

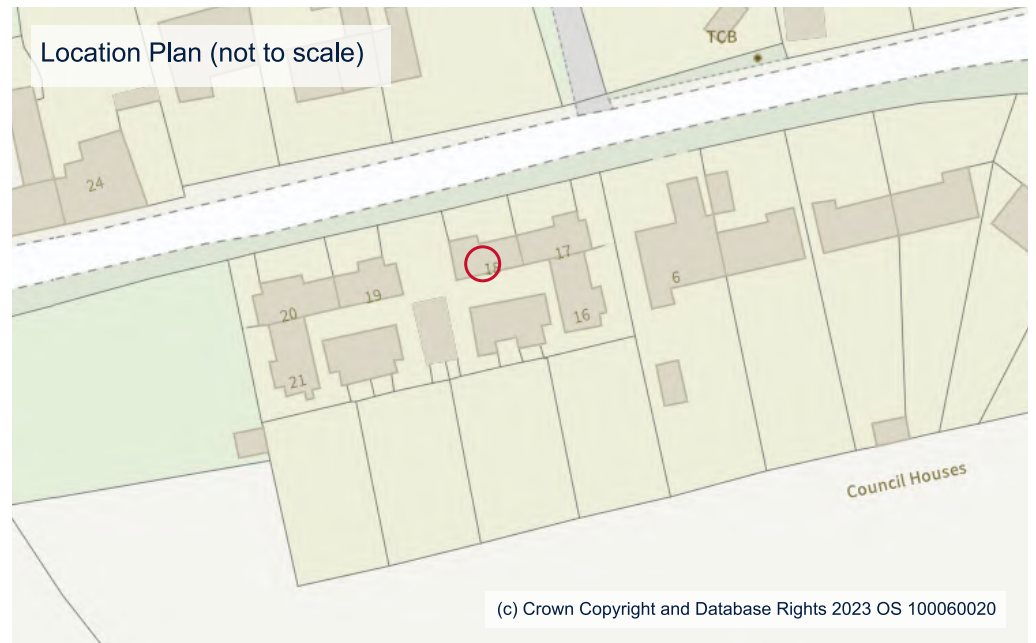
Services: Water, Drainage, Electricity

Council Tax: Band C **EPC:** Grade II Listed exempt from EPC Requirements

Broadband: Ultrafast Available: Download 1000mbps, Upload 1000Mbps

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.



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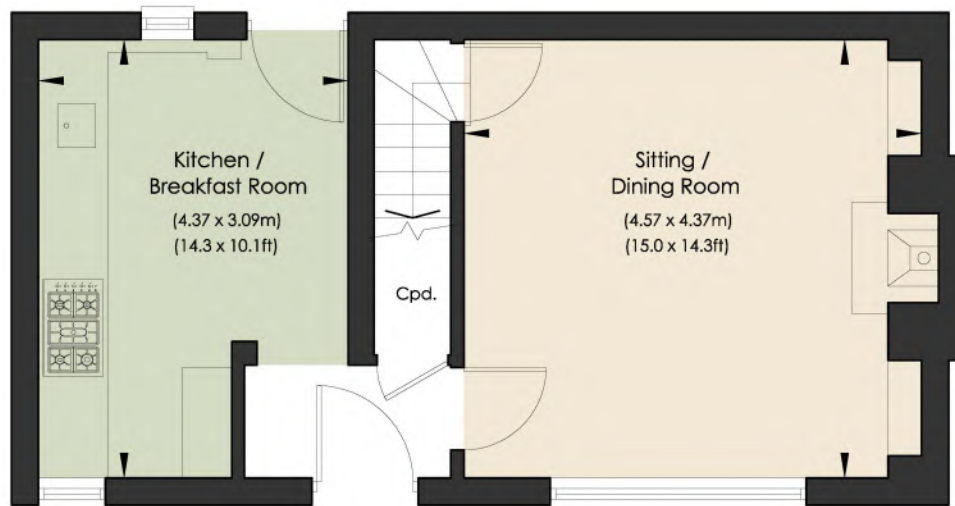
Main Street, Little Brington, NN7 4HS

Approximate GIA (Gross Internal Floor Area) Exc. Outbuildings = 74 sqm (797 sqft)

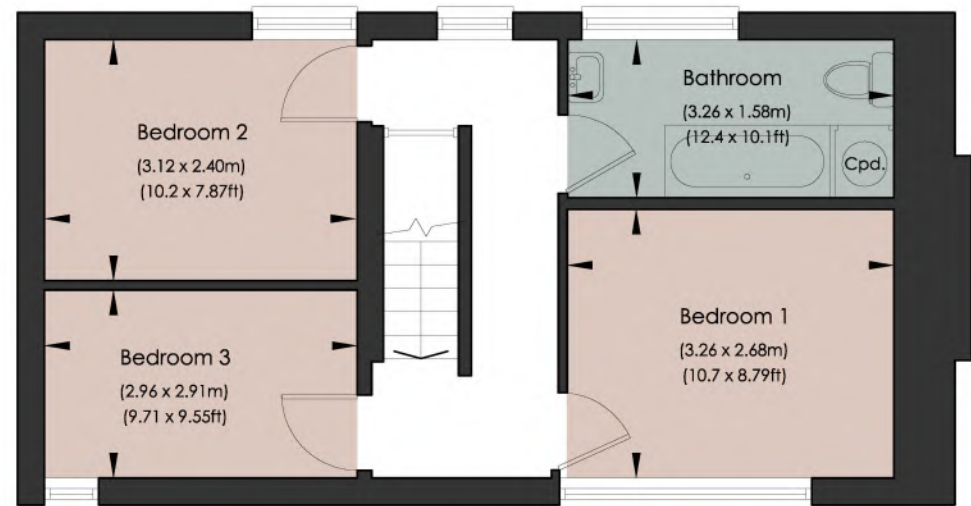


David Cosby Chartered Surveyors & Estate Agents

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 = 37 sqm (398 sqft)



FIRST FLOOR GIA = 37 sqm (398 sqft)



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