



**HARLESTONE ROAD**  
Northampton, NN5 7AQ



**DAVID COSBY**  
ESTATE AGENTS







# Harlestone Road

Northampton, NN5 7AQ

Total GIA Floor Area Exc. Garage | Approx. 227 sqm (2443 sqft)

## Features

- Edwardian Detached Townhouse
- Large Reception Rooms & Basement
- Versatile Five-Bedroom Layout
- Two-Storey Detached Garage with Home Office / Studio
- Substantial Rear Garden

## Description

A distinguished Edwardian detached townhouse occupying an elevated plot in the sought-after Spencer/Dallington area. Originally part of the Spencer Estate, this spacious family home was once under the ownership of The Right Honourable John Poyntz Spencer, 5th Earl Spencer, a revered Knight of the Garter.

Built in the Arts and Crafts style, this attractive property features Flemish bond red brickwork, rendered gables, and tiled roofs extending over an open-fronted porch. Set back behind a gated drive and brick boundary wall, it also features a detached two-storey garage with a first-floor studio/home office. The landscaped front garden complements a substantial rear garden, which includes a lawn, mature planting, a full-width patio, and a pergola-covered seating area—perfect for outdoor entertaining.

Internally, the well-proportioned accommodation is arranged over two floors, comprising large reception rooms, a spacious kitchen/breakfast room, and a ground-floor shower room. A versatile family room offers potential as a fifth bedroom, while upstairs there are four generous double bedrooms, a well-appointed family bathroom, and ample built-in storage. The property also benefits from a large basement, currently used as a utility and storage space, with potential for use as a workshop or hobby area.



An attractive Edwardian detached townhouse with Arts and Crafts features, versatile five-bedroom accommodation, a large basement, and a two-storey garage with a home office.



# The Property

## Entrance Hall

Accessed via an original part-glazed timber panel door, the entrance hall showcases period features, including deep-set skirtings, architraves, and a panelled timber staircase with a half-landing and sphere finial newel posts. The walls feature low-level timber panelling, dado rails, and decorative lining paper, while the floor is finished with varnished pitch pine boards. Natural light is provided by a front-facing window and a full-width three-unit window on the first-floor landing. Traditional six-panel timber doors lead to the principal ground floor rooms, while an inner lobby to the rear right-hand side provides two storage cupboards and access to the ground floor.

## Kitchen / Breakfast Room

A spacious and practical kitchen, ideal for family gatherings and entertaining. It features cottage-style off-white base and wall units with quartz worktops and upstands, complemented by polished limestone flooring. Natural light floods the space through two double-glazed sash windows overlooking the rear garden, along with French doors opening onto the patio. Beneath the windows, a 1½ bowl ceramic sink with a chrome mixer tap and pull-out hose adds functionality. A large central island with a quartz worktop and breakfast bar provides additional storage and seating for four. The kitchen is well-equipped with a 5-burner range cooker with a three-door oven and warming plate, stylish grey metro tiles, and space for a two-door fridge freezer. Further integrated appliances include a dishwasher, with additional space for a washing machine. A six-panel door leads to the sitting room.

## Sitting Room

Positioned at the rear left-hand side of the property, this bright and well-presented space features glazed French doors with matching sidelights, opening onto the patio and overlooking the rear garden. The room benefits from high ceilings, exposed stained timber floorboards, and evenly spaced recessed spotlights. An interconnecting door leads to the family room/bedroom five.

## Family Room / Bedroom Five

Currently used as a bedroom, this versatile space features high ceilings, profiled perimeter covings, and dado rails. A two-unit sash window provides natural light from the side elevation, while the Edwardian dark-stained floorboards enhance its period character. The room is accessed from the entrance hall and has an interconnecting door to the sitting room.









## The Property

### Dining Room

The principal ground-floor reception room, featuring a charming segmental bay with modern double-glazed sash windows overlooking the front aspect. High ceilings with perimeter coving, deep-set skirtings, and dark-stained exposed timber floorboards enhance its period character. A feature fireplace with a decorative metal insert, polished hearth, and traditional timber surround sits within a recessed opening with a curved arch. The room is illuminated by two pendant lights with period plaster ceiling roses.

### Ground Floor Shower

Situated at the front right-hand side of the property, this spacious shower room benefits from good natural light via a two-unit frosted sash window to the front aspect. It features a large corner shower with a double-swing tempered glass screen and a stainless-steel rainfall shower rose, along with a traditional close-coupled WC and a large ceramic clam shell washbasin with chrome pillar taps and a fluted pedestal. The walls are finished with polished geometric ceramic tiles, complemented by recessed spot lighting.

### Basement

Accessed via brick steps leading down from the ground floor bathroom, this spacious and practical basement features a brick-lined floor and emulsion-coated brick perimeter walls. Currently used as an additional utility space, it houses the gas meter, digital electric meter, and consumer unit. With its generous proportions, the basement offers potential as a workshop, storage area, or hobby space.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. With our in-depth market knowledge, surveying expertise, and tailored marketing strategies—both local and online—we ensure your property stands out and attracts the right buyers.

We offer a transparent and competitive rate of 1% (inc. VAT) on a **No Sale, No Fee basis**, with No Fixed-Term Contract, giving you the flexibility and confidence you need when selling your home.

Contact us today to arrange your free property valuation and take the first step towards a successful sale.





# The Property

## First Floor Landing

The galleried first-floor landing features exposed pitch-pine floorboards and benefits from good natural light via a three-unit front-facing window.

## Bedroom One

Situated at the front left-hand side of the property, this dual-aspect bedroom benefits from a two-unit sash window overlooking the front aspect and an additional sash window to the side, allowing for plenty of natural light. The walls feature profiled picture rails and are neutrally decorated, enhancing the light and spacious feel. The stained timber floorboards add character, while a four-door built-in wardrobe provides ample storage with a clothes rail and upper shelving. Artificial lighting is provided by a central pendant light with a decorative plaster ceiling rose.

## Bedroom Two

Situated at the rear left-hand side of the property, this bedroom enjoys views over the garden. The floors are finished with dark-stained timber boards, while the walls feature part decorative lining paper and neutral emulsion. A four-door wardrobe with a fitted clothes rail provides excellent storage, and lighting is provided by a pendant light with a decorative ceiling rose.

## Bedroom Three

Situated at the rear right-hand side of the property, this small double bedroom features a two-unit sash window overlooking the rear garden. The neutrally decorated walls and part-vaulted ceiling create a light and airy feel, while the exposed timber floorboards are ready for new fixed coverings.

## Bedroom Four

Positioned at the rear of the property, this modest double bedroom features a two-unit sash window overlooking the rear garden. The floors are finished with timber laminate boards.

## Family Bathroom

Situated at the front right-hand side of the property, the family bathroom features a traditional four-piece suite, including a roll-top double-ended bath with chrome mixer tap and shower cradle, a walk-in shower cubicle, a ceramic pedestal washbasin, and a high-level WC with a chain pull flush mechanism. The floor is finished with ceramic checkerboard tiles, while a double sash window to the side elevation provides natural light.









# Grounds

## Front Aspect

Set well back from Harlestone Road, the property is enclosed by a Flemish bond red brick boundary wall with chamfered concrete copings. A brick pier vehicular entrance, accessed via double swing decorative metal gates to the left-hand side, leads to a macadam driveway with off-road parking and a two-storey detached brick garage. Brick steps ascend from the parking bay to the raised front garden, which features a well-tended lawn, a privet hedgerow along the front boundary, and part-trellised timber panel fencing on both sides. Further pedestrian access is available to the right-hand side via a timber ledged, framed, and braced gate, leading to brick-walled steps up to the front garden. A block-paved pathway extends across the full width of the front elevation, providing dual gated access to the rear garden.

## Rear Aspect

The substantial rear garden features a central lawned area, bordered by established shrubs and trees. A large, full-width patio, accessed from the kitchen/breakfast room, provides ample space for alfresco dining and entertaining. A pathway extends along the left-hand side of the garden, leading to an additional large seating area with a timber pergola. Patio doors from the sitting room further enhance the versatility of this outdoor space.

## Garage

The ground-floor garage of the two-storey outbuilding is accessed via an aluminium up-and-over vehicular door. It features white emulsion brick walls and receives natural light through a four-unit fixed window on the right-hand side elevation. The space is equipped with fixed ventilation, power, and lighting.

## Home Office / Studio

Located above the ground-floor garage, this versatile first-floor room has been converted by the current owners into a home beauty salon. The room features timber laminate flooring, dry-lined perimeter walls, and a mix of stylish wallpaper and emulsion finishes. Two individually glazed windows provide natural light, while recessed spotlights and a central wall-mounted dome light offer artificial illumination. Equipped with power and lighting via a separate fused supply, the space is heated by a wall-mounted electric panel radiator, making it ideal for use as a home office, studio, or workspace.





## Location

Located on a large, elevated plot within the Spencer/Dallington area, the property benefits from excellent transport links and easy access to local amenities.

For outdoor enthusiasts, Dallington Park, a historic 23-acre green space, provides walking trails and recreational facilities, while Harlestone Firs offers woodland trails for walking, running, and cycling.

Families have access to well-regarded schools, including Earls Spencer Primary School and The Duston School, which provides education from primary through to sixth form. Independent options such as Quinton House School are also nearby.

Commuters benefit from good transport connections, with Northampton Railway Station providing regular services to London Euston in under an hour. The M1 motorway (junctions 15 and 15A) is easily accessible, offering convenient links to Milton Keynes, Birmingham, and beyond.

## Property Information

**Local Authority:** West Northamptonshire Council

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

**Council Tax:** Band C    **EPC:** Rating TBC

**Broadband:** Full Fibre Broadband is available

### 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.*





# Harlestone Road, Northampton, NN5 7AQ

Approximate GIA Exc. Garage and Office = 227 sqm (2443 sqft)

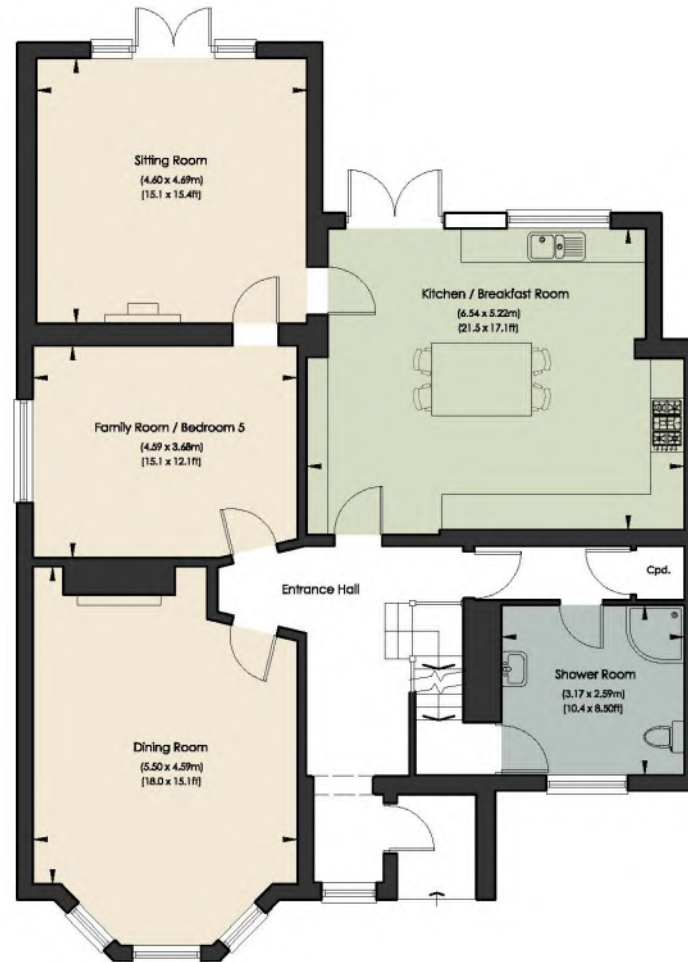


David Cosby Chartered Surveyors & Estate Agents

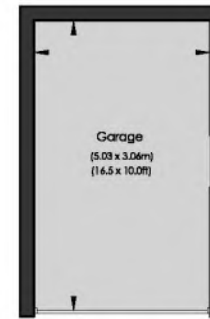
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



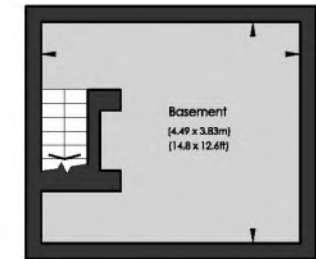
OFFICE GIA = 14 sqm (151 sqft)



GROUND FLOOR GIA = 136 sqm (1464 sqft)



GARAGE GIA = 15 sqm (164 sqft)



BASEMENT GIA = 17 sqm (185 sqft)



FIRST FLOOR GIA = 91 sqm (980 sqft)





**NORTHAMPTON**

**01604 979628**

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



**RICS**

**rightmove**



The Property Ombudsman



arla | propertymark

PROTECTED



naea | propertymark

PROTECTED



OnTheMarket



**DAVID COSBY**  
ESTATE AGENTS



# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at  **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS**  
Director | Building Surveyor



**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

☎ 01604 979628

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)