



Ivy House  
Old Road | Braunston | Northants | NN11 7JB

FINE & COUNTRY

# IVY HOUSE



*A stunning example of an imposing Georgian Manor, Grade II listed property that has been sympathetically renovated by the current owners. The accommodation extends to 7562sqft, with an array of character features as well as, modern twists, all set in wonderful, manicured gardens.*



# KEY FEATURES

Ivy House is set in beautiful grounds with country views on three sides. It has six double bedrooms. All four bathrooms have been modernised yet still retain the character of the original home. The ground floor has four reception rooms and a stunning open plan kitchen, diner, and family room, which once again has many character features yet all the modern living requirements.

## Accommodation Summary

### Ground Floor

You enter the property through the beautiful original glazed panel Georgian door which opens out into the main reception hall, which features a mix of flagstone tiles & solid timber flooring, with stairs rising to the first floor. Separate doors lead through to the study, dining room, snug, drawing room, utility, and cellar. The walls are part panelled with dado railing, and the ceiling is fully coved with ceiling roses and a magnificent chandelier.

The drawing room has dual aspect sash windows to the front which benefit from fitted shutters and a further bay to the side with panel shutters, the room is flooded with plenty of natural light giving it a variety of utility. The open fireplace is a central feature, with its granite surround, coving and, ceiling rose, adding to its character. The dining room is accessed from the main hall, which houses an inglenook fireplace with a mix of stone and brickwork hearth, inset original cast-iron bread oven and oak mantle. The character features continue with the use of decorative timber beams and timber flooring. Dual aspect windows to the front and side provides plenty of natural light, complimented by a ceiling rose.

The doorway leading through to the snug has an overhead original 'cheese cupboard'. The snug is accessed either via the main reception hall or the dining room doorway, with a further door leading through to the kitchen. The open fireplace houses the log-burner with a brick surround and oak mantle. There is a window to the side aspect with fitted shutters, and the ceiling is fully coved with a ceiling rose.

The sitting room is light and airy, with a traditional bay with patio doors leading out onto the terrace. The open fireplace with marble surround is a key feature within room, complimenting the contemporary decorative style. The ceiling is fully coved, with a ceiling rose in addition to picture railing.





# SELLER INSIGHT

**“**This exceptionally handsome Grade II listed Georgian farmhouse, which boasts an acre of gardens and breathtaking countryside views, occupies a coveted location in the glorious Northamptonshire countryside. “The location was a huge selling point when we initially came across Ivy House Farm,” says the owner. “The house is outstandingly beautiful, but the setting is like a little slice of paradise. It’s peaceful and private, the views are just lovely in all directions, and yet at the same time we can walk into the village, it takes just a couple of minutes to drive into Daventry and the local transport links are excellent so we can get just about anywhere with relative ease. In short, we enjoy total and utter peace and seclusion, but without any sense of isolation.”

“The house was originally built c1830 and when we bought it back in 2007 it was in great condition structurally, but it was crying out for a bit of an update. Over time we’ve redecorated every room, but very sympathetically and in keeping with the style and sense of history of this lovely old building. We’ve also relocated and refurbished the kitchen to create a fabulously large family-and-entertaining space – which is much more modern in terms of design and therefore a nice contrast to the rest of the house – and we also added bi-folding doors which open out onto a pretty terrace. The house retains a lot of gorgeous period features so it has every bit of its Georgian grandeur, but the changes we’ve made have made it much more conducive to modern family life.”

“One of the things that I particularly love about the house is the fact that practically every room faces out towards the garden and those stunning countryside views, and the garden itself is just lovely,” continues the owner. “We have a vast patio terrace, from which steps lead down to an expansive lawn that’s edged with beautiful trees and shrubs, and right at the very end is a little folly that serves as a really attractive focal point. It’s such a tranquil space, a lovely place to be, and during the summer months it’s absolutely bathed in sunshine. It’s definitely something I’m going to really miss when we leave.”

“Each room has its unique character and charm, but the large open-plan kitchen, dining and living room is definitely one of my favourites. It’s a functional yet very stylish room and it’s a great space for a big get-together, and during the summer months when the bi-folds are pushed back, everyday life can spill out onto the terrace.”

“This is definitely a place where we’ve been able to enjoy the best of both worlds. Our immediate surroundings are so quiet and exceptionally picturesque, and yet we have the peace of mind of knowing that everything we need is just a stone’s throw away.”

“The formal dining room is another lovely part of the house and it’s hugely characterful. It features exposed beams, gorgeous solid wood flooring and a huge inglenook complete with an open fire and the original bread oven. It’s a very elegant room and lovely for more formal get-togethers.”

“I’m going to miss absolutely everything about both the house and this stunning location,” says the owner. “I’ve no doubt that its new owners will love living here.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# KEY FEATURES

The utility room benefits from tiled flooring and provides access to the downstairs WC and features a stable door to the side aspect leading to the terrace, as well as a window to the side aspect. The fitted wall and base units with oak doors assist in housing the wall-mounted boiler.

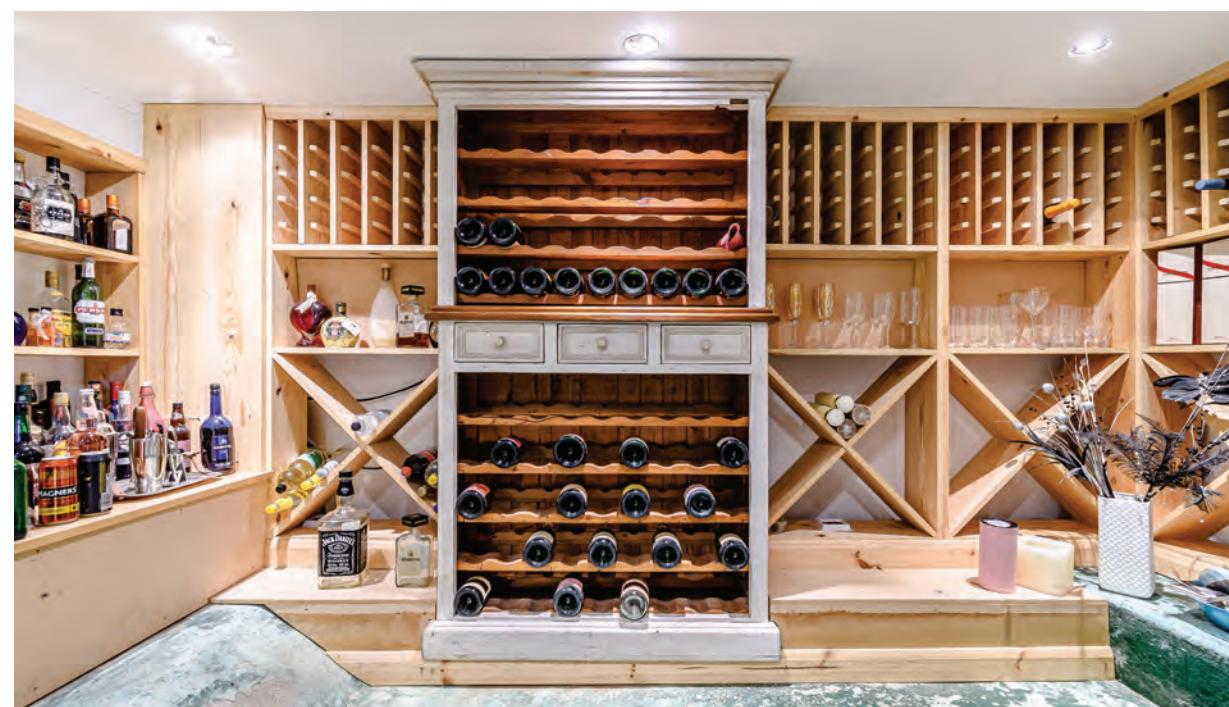
The WC leading off the utility room has tiled flooring, coving, down-lights, low flush WC, wall mounted wash basin with stainless steel mixer tap and is fully tiled. From the entranceway of the kitchen, there is a drink preparation area compromised of a range of wall and base units, offering versatile storage, with under-counter integrated fridge & freezer & granite counter-top. The underfloor heated limestone flagstone flooring continues up a short flight of steps, extending throughout the kitchen and breakfast area.

The main kitchen offers a variety of versatile storage solutions, with wall and base hand-painted cabinets with granite counter tops and integrated appliances, including: full-length fridge, full-length freezer, two AEG electric fan ovens, two AEG microwave & grills, Bosch dishwasher, Kuppersbusch 4-ring electric hob with additional wok hob-ring and down-draft island extractor fan, AEG crockery-warming drawer - in addition to the inset stainless steel sink/drainer with Grohe boiling water tap. The gorgeous central island benefits from under-counter storage cupboards and is topped with a triple-layer granite worktop and breakfast bar.

The vaulted ceilings extend to an additional storey in height, creating a light and airy atmosphere. The room also features a seating booth set into traditional inglenook, exposed beams & brickwork, original feature window and double-glazed window to the side aspect. The kitchen opens out onto a family room.

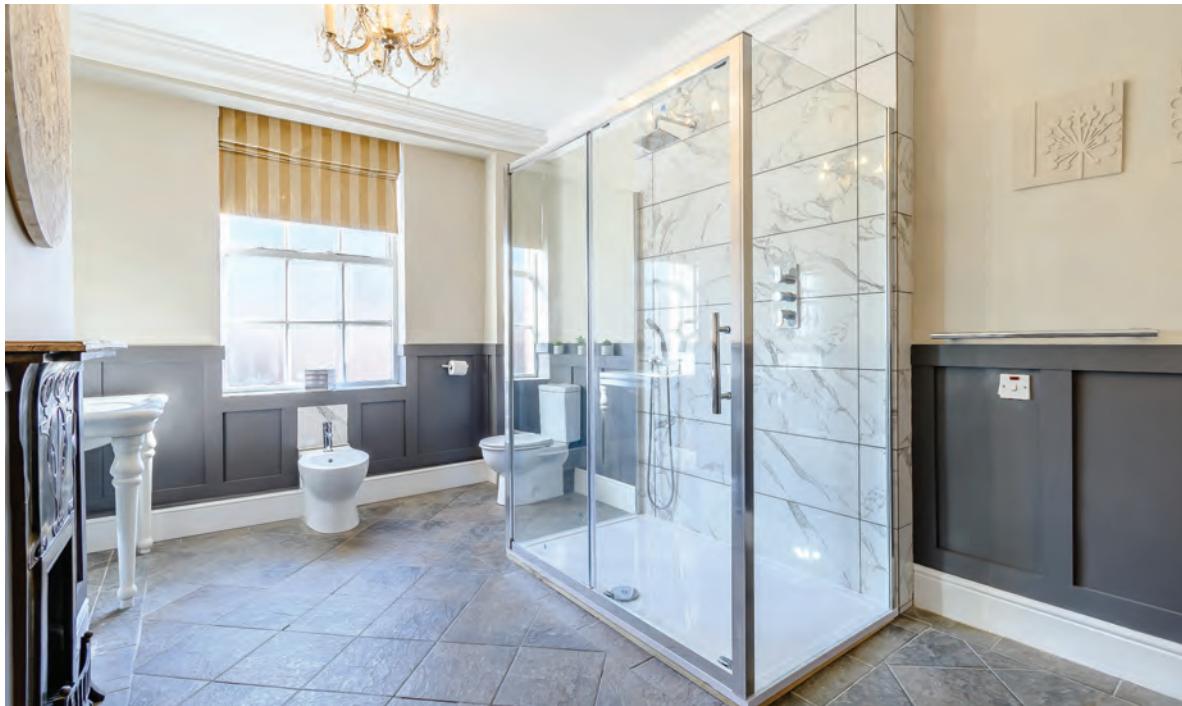
The family area offers a generous amount of living space, with roof lantern, pitched ceiling, Velux window and bi-folding doors opening onto the Georgian terrace. The room also benefits from, exposed brickwork, an integrated speaker system and wall mounted radiator.

From the rear entry there are doors leading to both side aspects of the property.









# KEY FEATURES

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## First Floor

The first-floor landing provides access to main bedroom, two, three and the family shower room. There is also a window to the front aspect, and stairs rising to second floor landing, dado rail, fully coved ceiling and a ceiling rose.

The main bedroom boasts views over the formal gardens with far reaching rural views from the bay window to the side aspect. Within the room is a cast-iron open fireplace with timber surround, door leading through to the en-suite, coved ceiling, ceiling rose, picture rail and wall-mounted radiator.

The main bedroom's en-suite features a walk-in shower with waterfall showerhead, low flush WC, bidet, twin granite wash basins with stainless steel mixer taps, twin backlit mirrors, and full-length wall-mounted radiator. The room has tiled flooring with underfloor heating, exposed timber beams, exposed brickwork, vaulted ceiling, Velux window and dual aspect windows to the rear and side. There are also stairs rising to the walk-in wardrobe and a doorway leading through to the luxurious double spa-bath.

Stairs leading from the en-suite to the walk-in wardrobe on a mezzanine level features a porthole window to the rear aspect, exposed beams, exposed brickwork and an assortment of wardrobe storage.

Bedroom two has fully coved ceiling, ceiling rose, single glaze windows to the front and side aspect, integrated bedside lighting, LED downlights, wall-mounted radiator and door leading to Jack & Jill en-suite/family shower room.

The Jack & Jill family shower room/en-suite has tiled flooring, single glazed obscured window to the side aspect, walk-in shower with waterfall shower fitting, additional detachable showerhead with splash tiles, low flush WC, porcelain pedestal basin with stainless steel taps, ornate cast-iron open fireplace with original-style cast-iron radiator.

Bedroom three has an original feature cast-iron and stonework fireplace with timber surround, coved ceiling, ceiling rose, single glazing to the side and front aspect, fitted wardrobe and drawers





# KEY FEATURES

## Second Floor

The second-floor landing benefits from dado railing, window to front aspect and doors leading to bedrooms four, five, six, the family bathroom with loft access. There is also a wall-mounted radiator.

The bath/shower room on the second-floor benefits from exposed timber beams, window to the side aspect, with partly iridescent splashback tiling to the walk-in shower with waterfall fitting and additional detachable showerhead, as well as over the elegant porcelain oval bathtub. There is also a low flush WC, twin washbasins inset into a granite countertop, with stainless steel mixer taps and tiled flooring.

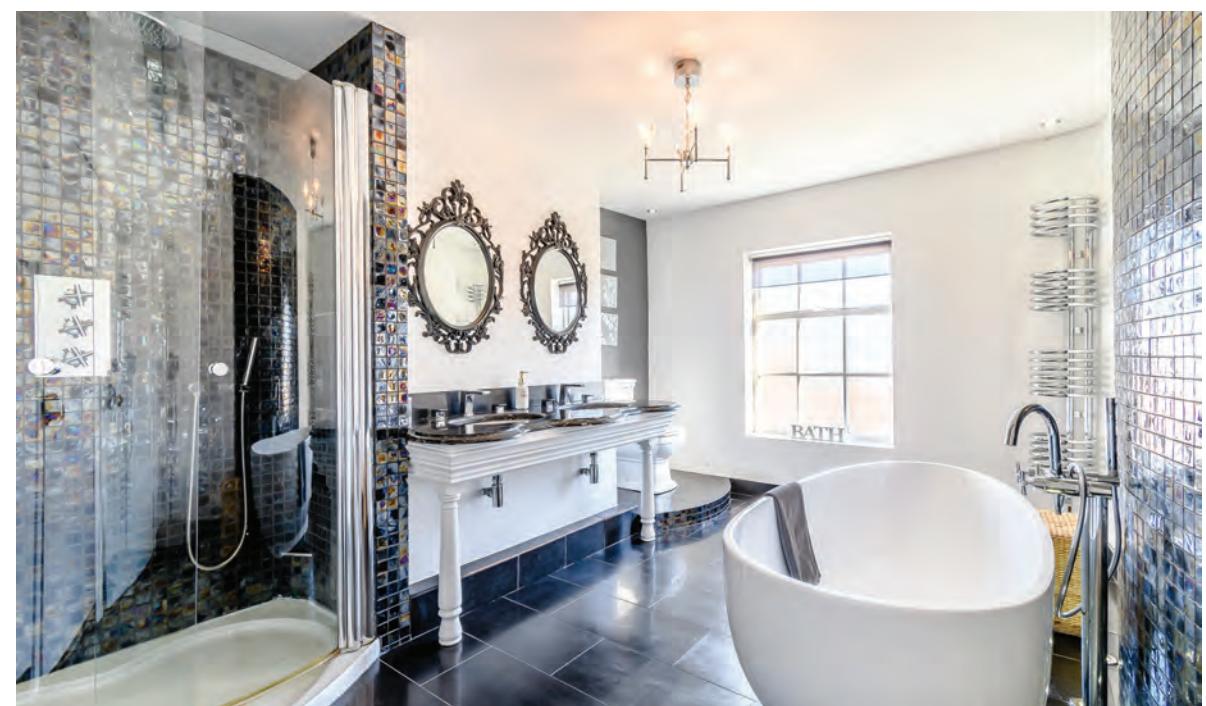
Bedroom four with single glazed windows to front and side aspect built-in wardrobe, exposed timber beams, integrated bedside lighting, wall-mounted radiator and door leading through to en-suite.

The en-suite to bedroom four is fully tiled, with integrated LED downlights and floor-level lighting, walk-in shower with waterfall shower fitting and additional detachable showerhead, low flush WC, wash basin with stainless steel mixer swan neck tap, wall-mounted heated towel rail and extractor fan.

Bedroom five benefits from a window to the side aspect looking out onto formal gardens, original style fireplace with cast iron surround, exposed timber beams and a wall-mounted radiator.

Bedroom six has single glazed windows to the front and side aspect, wall-mounted radiator, and exposed timber beams.

The large loft has a drop-down ladder, which is boarded.





# KEY FEATURES

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## Outside

You enter the property via remote electric gates which then has a driveway that leads to the front of the property with turning circle and water feature fountain as the central focal point.

To the side of the home there is a beautiful patio area with stairs leading to the formal lawned area which leads to the "Folly". A second patio area to the side of the kitchen also has spectacular views across the manicured lawn. There is also a wonderful carp pool with three fountains to add to the tranquil location.





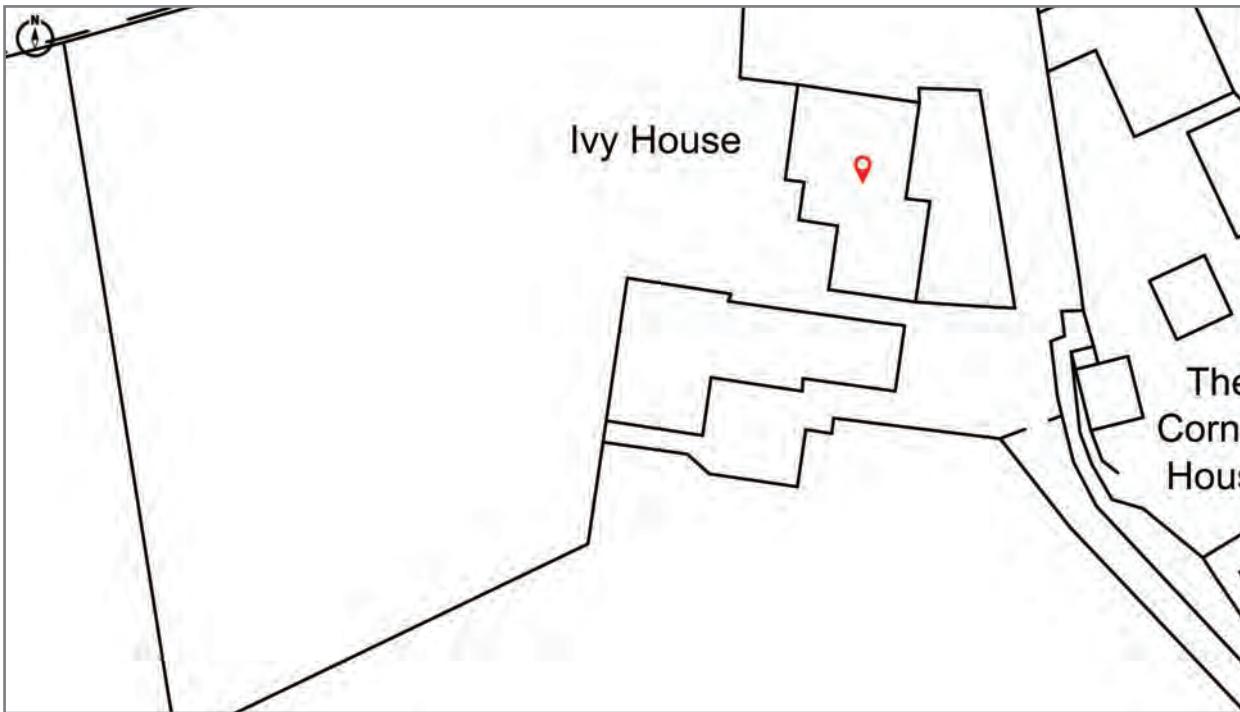


## LOCATION

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The village of Braunston lies on the Warwickshire/Northamptonshire borders providing excellent access to the M1, A14, A5 and the M6. Set on a hill between Dunchurch and Daventry the village occupies a lovely spot and is close to the junction of the Grand Union Canal and Oxford canal with the Braunston Marina close by. The village offers excellent amenities with a village school, a butcher, general shop with post office, hairdresser, garage and a newly established community cafe. There are also four pubs and a fish and chip shop. As well as the excellent road network surrounding the village there are train stations at both Long Buckby and Rugby with high-speed connections to London, Euston in under 50 minutes.





# INFORMATION

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## Further Information

The main house benefits from external lighting, external water supply and full external CCTV monitoring system. It is also pre-wired with Cat-6 Rako wiring system suitable for intelligent lighting.

From the front of the property there is also an enclosed section of garden suitable for the erection of a garage/outbuilding subject to the appropriate planning consent.

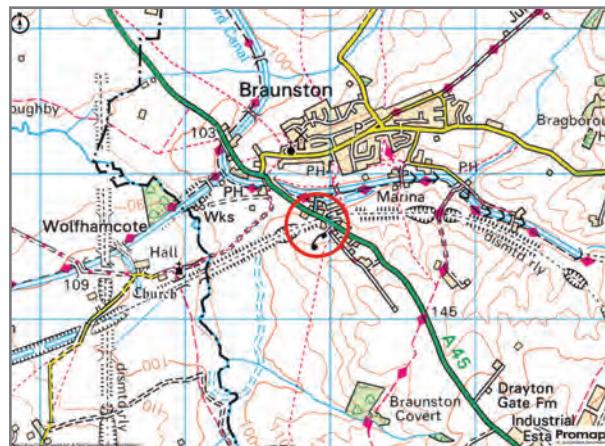
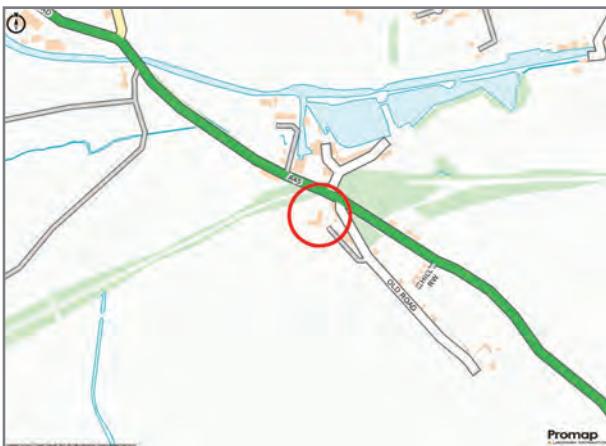
## Services

Mains water, electricity and broadband are connected. The property is connected to mains utilities (electricity, water, sewers, and drainage) and benefits from LPG for heating and hot water.

Local Authority  
Daventry district Council  
Council Tax Band G.

## Viewing Arrangements

Strictly by the vendors sole agent Graham lee – Branch Partner on 0777 337 2667 or (01788) 820041.



**Ivy House, Old Road Braunston, Daventry**

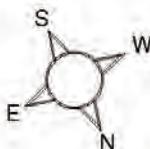
**Approximate Gross Internal Area**

**Main House = 7562 Sq Ft/703 Sq M**

**Garage = 156 Sq Ft/14 Sq M**

**Garden Store = 83 Sq Ft/8 Sq M**

**Total = 7801 Sq Ft/725 Sq M**



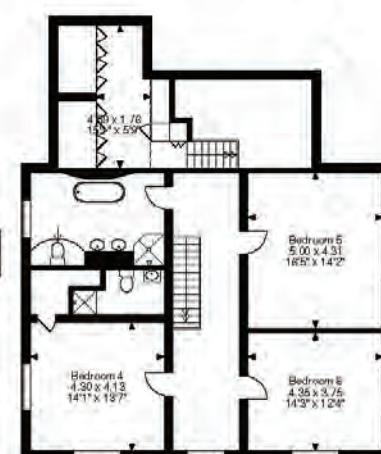
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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# FINE & COUNTRY

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FOUNDATION

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