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36 High St, Daventry NN11 4HU

campbells

of Daventry



4 Bedrooms | 3 Bathrooms | 4 Reception Rooms | Secure Gated Parking



MANOR FARM HOUSE

ORCHARD STREET, DAVENTRY, NN11 9EU

- ✓ Full of Character Features
- ✓ Four Double Bedrooms
- ✓ Beautiful Dining Room
- ✓ Grade II Listed Detached Farmhouse
- ✓ Two Storey Self Contained Annex
- ✓ Lounge With Inglenook Fireplace
- ✓ Breakfast Kitchen Room
- ✓ Office with Mezzanine Floor
- ✓ Utility Room and Cellar



This most unusual four bedroom detached Grade II listed property in Drayton, Daventry is crammed with character features and quirkiness, yet holds even more surprises behind the scenes than one would expect at first glance.

Listed in the 70's when there was a threat of the Manor House being converted into flats, this Northamptonshire stone property is believed to date back to 1704 and was originally built as a Farmhouse associated with the neighbouring Manor House.

To the rear of the property and out of view, is an adjoining, yet self-contained two storey annex.

This annex can be used completely independently or in conjunction with the main house but offers approximately a further 85sq. metres of accommodation in its own right! Not only that, but it comes with its own bit of history of having been used, at some stage, for the offices and a firing range of the Territorial Army! Random – I know!

With an incredible amount of space, it currently incorporates a garden room (which has been used as a gym and for general storage purposes), a bar/kitchen and shower room to the ground floor with a games room and fourth bedroom to the first floor.

This space could be used for all manner of purposes. A business maybe?

Accommodation for an extended family or an elderly or disabled relative, or as it is being used now, as a place for fun, enjoyment and recreation.

Coming into the main entrance of the property, you are met with a lovely, flag-stone flooring in the hallway which leads you to all the ground floor accommodation. Every room is quite unique with its own array of features.

The Lounge, with its beams, is full of character and has an impressive inglenook fireplace which houses a wood burning stove reminiscent of the Easter Island figures.

The Kitchen is the hub of the house and is where everyone congregates. There's even room for extra quests at the window seat! Refitted by the current owners the Kitchen has a lovely mix of modern and traditional features and incorporates a range of built-in appliances, including a Rangemaster Cooker.

A more formal Dining Room, that easily accommodates a table for ten, has been the venue for many family occasions and parties.

Filled with character beams, a beautiful floor and a gorgeous feature fireplace, this room showcases all the charm of the period of this property, yet echoes the laughter that's been had here more recently.

From the Kitchen, a staircase will take you to the first floor to three bedrooms, the main bedroom has an en-suite shower room and there is the family bathroom, this floor mirrors the floor plan of the afore mentioned ground floor rooms.

But then things start to get a bit quirky from this point!

Steps down from the Kitchen lead into a generous room that is currently used as a Utility room with further steps down into a lovely little Cellar with its arched roof line and slate block for cold storage.

From the Utility room there is a further set of stairs where you will find a beautiful room that is currently used as an office - a great benefit in today's climate. A door out allows for fresh air and a view of the garden whilst you work. Furthermore, stairs then lead up to a mezzanine level that has created a charming, quiet area. Perfect to sit and read a book or listen to some music, these areas are so versatile.

The lovely couple who own this property are both fun and hospitable, so when they bought Manor Farm House in 2008, they really couldn't have chosen a better, more sociable home for their growing family.

Clearly a little emotional, when I asked the lady of the house to tell me what she loved most about it, it was apparent that there was a great deal of affection for this home and how it had fulfilled all their needs as their family grew over the years. Now it's time for them to downsize and to allow another family to come and start their own adventures here.

Lock down has been challenging for so many of us, hasn't it? We have had to adapt our homes to enable us to both work, study and entertain ourselves. It has become fashionable to create outside entertaining spaces to compensate for when we were unable to go out. Well, this home and garden was ahead of the game on that score, offering more than enough space for everyone to "work,



LOCATION

Located in the original part of Drayton Village this lovely home is only five minutes from Daventry Town Centre. Daventry itself sits in the middle of the country making it an excellent location for the commuter. It is close to all major road networks and only a short drive from Long Buckby main-line railway station for swift access to London and Birmingham. It has a host of amenities including Waitrose, Tesco, a leisure centre, Daventry Country Park and Drayton Reservoir, as well as restaurants and cafes and 2021 will see the opening of our own Multi-screen cinema.

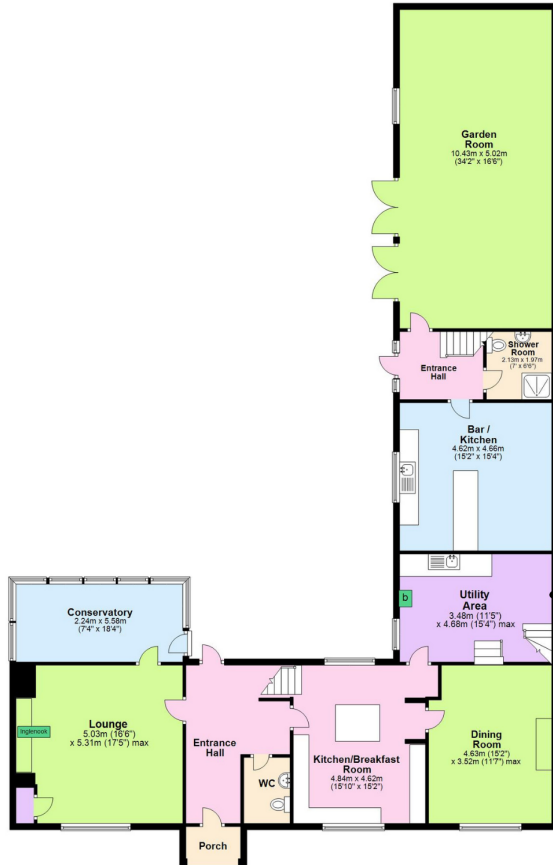


Council Tax: Band G

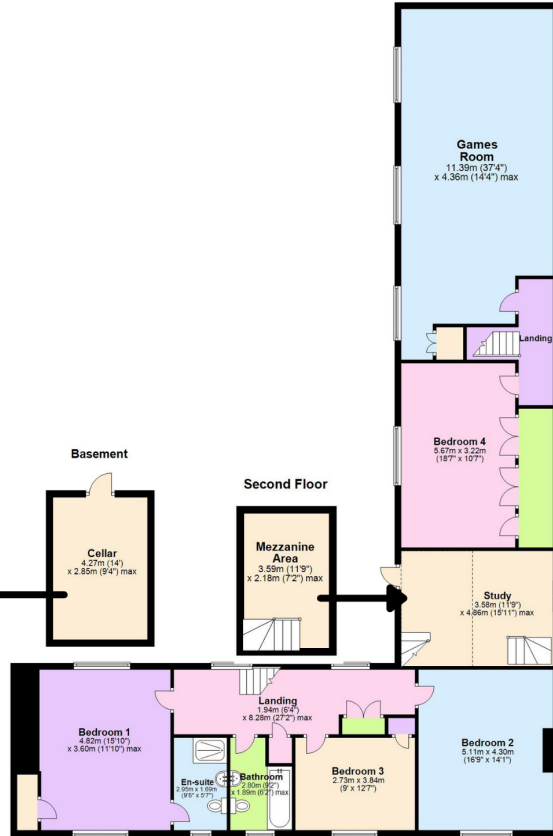
"Over the years, the numbers of stockings that we would hang out at Christmas would increase as our family grew. We love roasting chestnuts on the fire here too!"



Ground Floor



First Floor



LOCAL PROPERTY EXPERT STAN FRENCH



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I was looking for a family friendly estate agent in Daventry to help me move my elderly family members. As I am not from the area I chose Campbells purely based on their excellent online reviews. Right from the first phone call I knew I had made the right choice. All of the team, in particular Stan, Paul and Donna were very sympathetic to my family's needs and took into account their age and the COVID situation when making viewing appointments. I am so pleased I chose Campbells, they have made the move so much less stressful, have always kept me updated and we have had some fun along the way! I wouldn't hesitate in recommending them for your house sale, you will be in good hands - thank you all!

Rosie about Stan and the Campbells Team

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