



*Kitchen Garden Cottages*

Kettering | Northamptonshire | NN14 3HZ



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**kw**LOTTIE FLINN  
KELLERWILLIAMS

**TOM** HOBBDAY<sup>KW</sup>  
EQUESTRIAN PROPERTY SPECIALIST

# Kitchen Garden Cottages



*'An idyllic property in North Northamptonshire, Kitchen Garden Cottages is beautifully secluded down a private road and benefits from incredible hacking on the doorstep through Fermyn Woods. A selection of great equestrian venues in close proximity and just over an hour on the train into Central London.'*



## Kitchen Garden Cottages Kettering | Northamptonshire



5 BEDROOMS



2 BATHROOMS



18 STABLES



14 ACRES

Built in the 1860s, this stunning property is a Victorian replica of 17th Century architecture, boasting many original features with beautiful diamond leaded windows and original stone.

The property appears as one from the outside but actually comprises of two cottages. Both dwellings have two bedrooms, kitchen, dining room, living room and a bathroom. The layout of the building means it would also be possible to open the two houses up into one big family home. Currently one cottage is lived in by the owners of the property and the other is occupied by the grooms who work on the yard.

Entering the main house, the ground floor comprises a country style kitchen with tiled floor, electric cooker, dishwasher and plenty storage space. Joining onto the kitchen area is utility / boot room with WC.



The kitchen opens up into a spacious dining area with views onto the impressive gardens to the front of the property. Leading on from the dining area through the hallway is the living area which gives a true country house cozy feel with an original cast iron and tiled period fireplace and original stone mullion windows.

Upstairs is a spacious bathroom with bath, shower, storage cupboard, toilet and sink with vanity units underneath. There are 2 double bedrooms again with the original stone mullion windows overlooking the gardens and paddocks.

The property, even though it is period and original isn't actually listed, which means if desired, modernising the inside would be much easier without the restrictions which come with listed buildings



Corby Train Station 5 miles  
(Direct train to London in just over an hour)



Market Harborough 16.5 miles



Keysoe International Equestrian Centre 24 miles



Kimbolton School 19 miles



















## EQUESTRIAN FACILITIES



18 STABLES



14 ACRES

Making your way down the long gravel driveway, the beauty of this property is immediately apparent. The driveway is situated with post and railed paddocks on either side, with the stunning house in the distance. There are electric security gates which open up into a spacious graveled area to the rear of the house.

From here you can make your way onto the yard area where the first stable block sits slightly elevated, overlooking the house and grounds. This tiled roof stable block comprises of 5 beautiful Scotts stables, 1 large tack room and a smaller tack / feed room. Situated at the back of this stable area is another barn consisting of a further 4 Monarch stables with a wash bay area. To the right of the barn overlooking the house is a smaller block of 2 stables with a storage / feed room. These stables are situated near the round turnout / lunge pen which is nestled just to the side of the house.

Walking towards the arena, which is set out of the way to the rear of the property, you will pass the 5-horse covered Monarch horse walker. Behind this is a convenient, spacious storage barn currently used for shavings / rugs / feed etc. Over by the post and railed school are a further 7 stables. 5 of these are located at one end of the arena whilst a further 2 sit at the opposite end.





The arena itself is 30m x 60m with a grease-based silica sand and rubber surface meaning it can withstand freezing cold temperatures & heavy rain whilst staying rideable and doesn't ride deep in the summer months, as the surface does not dry out. Situated at the top end of the arena is a viewing hut and there are also 30 meters of training mirrors which run along the bottom end of the arena.

The grazing land is split into 3 large post and rail fields with a smaller paddock area to the front, ideal for horses who need restricted turnout / grazing. The grazing land is good and drains well with the current owners managing to turn their horses out for most of the year, which we all know is a huge plus when it comes to the wellbeing of our horses. The hacking is superb with access to local woodland tracks meaning you can venture out without having to go on any busy roads.





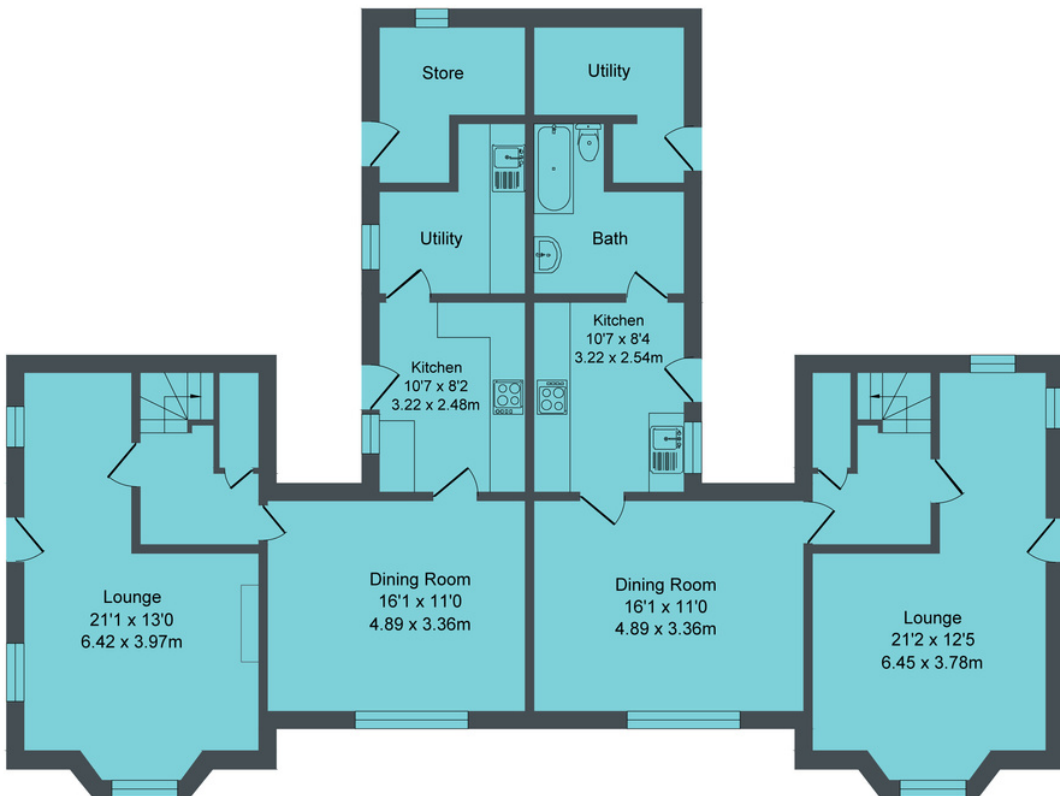




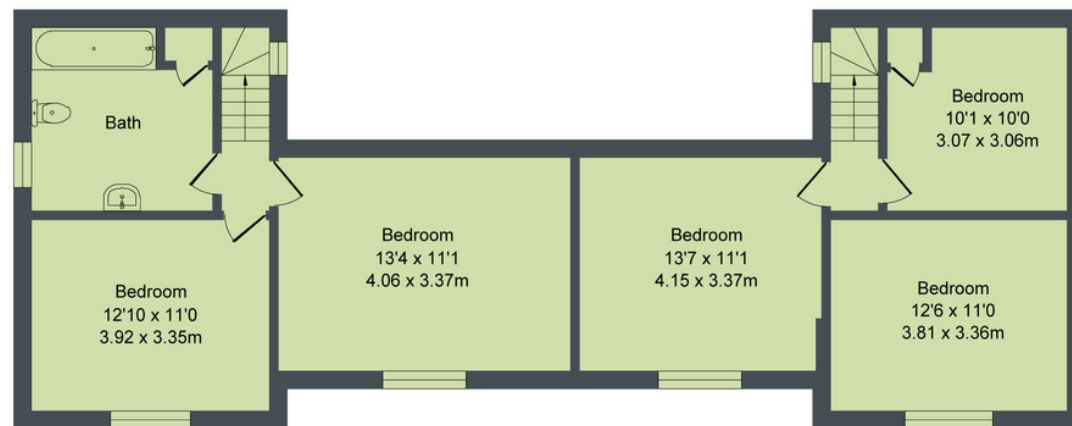


Kitchen Garden Cottage  
 Total Approx. Floor Area 2284 Sq.ft. (212.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



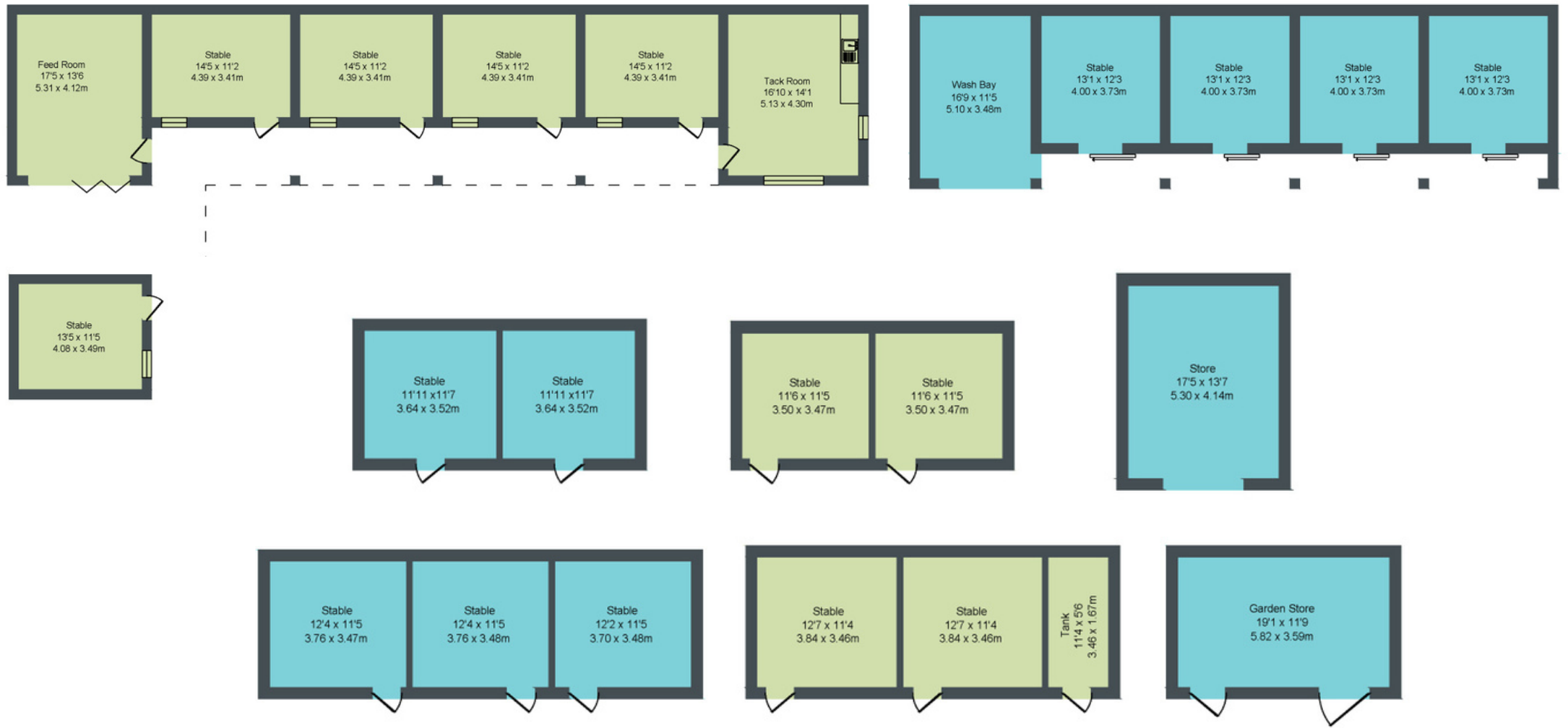
Ground Floor  
 Approx. Floor Area 1375 Sq.Ft (127.7 Sq.M.)



First Floor  
 Approx. Floor Area 909 Sq.Ft (84.4 Sq.M.)

EPC rating - F





**DISCLAIMER:**

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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