



BY DESIGN

The Manor House

Mears Ashby, Northamptonshire



Stunning Grade II Listed Georgian Manor House on 1.38 Acres and No Onward Chain!

Immerse yourself in luxury living with this beautifully restored 6000sq. ft. Georgian Manor House boasting 7 bedrooms, 6 bathrooms and 5 spacious reception rooms with over 2300sq. ft. of outbuildings including office space with annexe potential, a large new garage with hydraulic car lift and former stables with planning permission in place! This home offers incredible gardens and is set in a private and secluded plot of 1.38 acres.



The Manor House, 25 Manor Road, Mears Ashby, Northamptonshire, NN6 0DU

Ground Floor

Welcome to The Manor House, a truly remarkable property that exudes elegance, sophistication and history. This stunning Grade II Listed Georgian Manor House dates back to 1730 and has been fully and sympathetically restored within the last 15 years, offering a rare opportunity to own a piece of architectural brilliance. This restoration included a double story extension in 2009 making the property wonderfully symmetrical, full rewiring and plumbing and a roof restoration as well.

Spanning nearly 6000 square feet over 3 floors, this magnificent detached home features 7 bedrooms and 6 bathrooms, making it perfect for large families or those who enjoy ample space. Every inch of this residence has been meticulously designed to perfection, creating a seamless blend of classic Georgian charm and modern luxury.

The interior features are simply unparalleled. As you step inside, you're greeted by a captivating entrance hall that sets the tone for the grandeur that awaits. The Mark Wilkinson luxury kitchen, complete with a bespoke David Salisbury orangery, provides an exceptional space to entertain guests or indulge in culinary delights. The kitchen boasts beautiful granite worktops and multiple integrated Miele appliances including a full height fridge, two ovens, a microwave oven, a steam oven, a warming drawer, a four ring electric hob with two additional gas rings, a ceiling extractor and a dishwasher. There is also a large utility room with sink and space for a washing machine and a tumble dryer as well as a boiler room housing two Worcester combi boilers (these work in tandem with a heat exchanger).

The large drawing room with marble fireplace and log burner offers a perfect setting for social gatherings, while the study is an ideal sanctuary for work or relaxation. There's also a spacious dining room, a library, a cloakroom and a large vaulted cellar with three sections.





DRINK SECURE

POST OFFICE



25























Books on the left side of the unit include 'The Girl on the Train' by Lisa Fiedler, 'The Seven Husbands of Evelyn Hugo' by Taylor Jenkins Reid, and 'The Girl on the Train' by Lisa Fiedler.

Books on the back wall include 'The Girl on the Train' by Lisa Fiedler, 'The Seven Husbands of Evelyn Hugo' by Taylor Jenkins Reid, and 'The Girl on the Train' by Lisa Fiedler.

Books on the right side of the unit include 'The Girl on the Train' by Lisa Fiedler, 'The Seven Husbands of Evelyn Hugo' by Taylor Jenkins Reid, and 'The Girl on the Train' by Lisa Fiedler.



First Floor

From the entrance hall, the grand staircase leads to the first floor where you'll find the primary bedroom which is enormous and benefits from an en-suite bathroom and a spacious dressing room. There are three more double bedrooms on this floor with bedroom 2 boasting a walk-in wardrobe and a four-piece en-suite and bedroom 3 and 4 sharing a fantastic four piece jack-and-jill en-suite with underfloor heating.

















Second Floor

From the beautiful first floor galleried landing, stairs lead up to the second floor where you'll find three spacious bedrooms, two with en-suites and the third being served by a family bathroom. All three bedrooms connect to a large sitting room, perfect for guests or teenagers to have their own space. There's also a loft room on this floor which provides fantastic storage and also houses the Megaflow pressurised hot water cylinder.













Outside

Further enhancing the allure of this property are the extensive outbuildings, spanning over 2300 square feet. Included is a new garage equipped with a hydraulic car lift, making this a fantastic workshop or ensuring your prized vehicles are securely stored. Additionally, the stone outbuilding with library/office space presents an exciting opportunity for an annexe or work-from-home space, able to adapt to your individual needs. It currently offers two rooms downstairs with underfloor heating and one room upstairs. A kitchenette and bathroom could be added, subject to planning, creating a fantastic annexe. This outbuilding benefits from its own heating system with the boiler located in the adjoining workshop. There is also a store and a gardener's loo to the side of this workshop.

Discover the development potential of the former stables, as planning permission has been granted to convert this space and create a first floor extension as well. This planning formed part of the original garage planning so is now valid indefinitely. Whether you choose to create an annexe, a gym, a studio or a party barn/entertainment area, this additional space holds countless possibilities. Step outside into the wonderful gardens, beautifully landscaped to create a serene oasis. A large raised terrace runs the entire width of the rear of the house, perfect for al-fresco dining and entertaining. Steps down lead to the landscaped garden which was originally the cricket lawn. There's also a second terrace strategically placed under a lovely stone and timber pergola with climbing roses.

A gate opens onto the rest of the plot which has so much to offer! There's a wooded area, 3 bee hives, a large double green house with shed, a wonderful kitchen garden with raised vegetable beds, a fruit cage and fruit trees and a tranquil duck pond at the bottom of the garden which adds to the ambiance. Enjoy leisurely strolls or simply relax by the pond, immersing yourself in the beauty of nature. With a sprawling private and secluded 1.38 acre plot, there is ample room for outdoor activities, gardening, or simply enjoying the peaceful surroundings.

























Information

Location

Mears Ashby is a popular village located between Northampton and Wellingborough. The village has a lovely pub, a primary school, a church and a playing field. Beckworth Emporium is a fantastic garden centre with restaurant and is located only a mile away. Rushden Lakes is approximately 15 minutes away and offers extensive shopping, restaurants, a cinema and more. Multiple independent schools can be found in Wellingborough, Spratton and Maidwell, with Northampton High School also in close proximity.

The train stations in Northampton and in Wellingborough offer direct lines to London Euston and London St Pancras respectively, both in under an hour. The village is surrounded by open countryside, offering access to footpaths, bridleways and country lanes for walking, cycling and riding. The village is also within walking distance of Sywell Country Park and is a short drive from Pitsford Reservoir.

Extra Information

- The property benefits from a water softener.
- There are Sonos speakers built-in throughout the property.
- Gigaclear broadband is available and CAT 5 cabling has been installed throughout the house and library/office outbuilding. Cabling has also been laid to the stables.
- Planning reference for former stables: WP/20/00714/FUL
- Listed building consent for former stables: WP/20/00715/LBC
- The property sits in a conservation area

Services

Mains gas, electricity, water and drainage.

Tenure | Local Authority | Council Tax Band

Freehold | North Northamptonshire Council | G

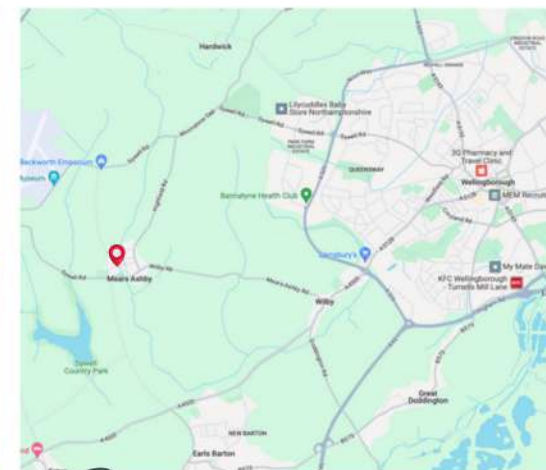
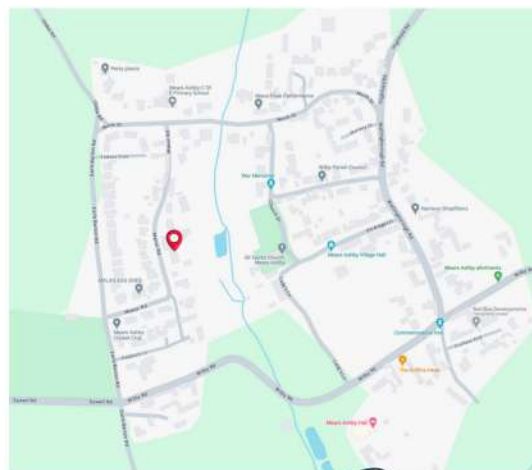
Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

Website

For more information visit www.bydesignhomes.com

The Manor House, 25 Manor Road, Mears Ashby, Northamptonshire, NN6 0DU



Offers Over £1,650,000

THE MANOR HOUSE, 25 MANOR ROAD, MEARS ASHBY



APPROXIMATE GROSS INTERNAL FLOOR AREA

MAIN HOUSE: 547 sq m, 5888 sq ft
 LIMITED USE AREAS: 61 sq m, 660 sq ft
 OUTBUILDINGS: 217 sq m, 2333 sq ft
TOTAL: 825 sq m, 8881 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

EPC: EXEMPT



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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National audience
local knowledge