



BY DESIGN

The Dower House

Pitsford, Northamptonshire



Beautiful Grade 2 Listed Dower House on just over 1/3 acre plot in a highly sought-after village.

Experience the historic charm of this beautiful Dower House, nestled in the picturesque village of Pitsford. The property boasts many original features and offers 2500 sq. ft. of space with 4 double bedrooms, 3 bathrooms, a beautiful kitchen and an incredible open plan drawing/sitting/dining room. This home sits on 0.37 acre and enjoys wonderful wrap-around gardens. There's ample driveway parking and over 1200 sq. ft. of garaging as well as annexe potential!



The Dower House, Pitsford Hall, Moulton Road, Pitsford, Northampton, Northamptonshire, NN6 9AU

Ground Floor

Dating back to the 18th century, this stunning property offers an impressive 2500 sq. ft. of living space with four spacious double bedrooms, three bathrooms and a multitude of enchanting features that exemplify its rich heritage. Step inside and be captivated by the incredible open plan drawing, sitting, and dining room. This space seamlessly blends period elegance with contemporary comfort and exudes grandeur with its marble fireplace, log burner and abundant natural light flooding through the Georgian arched windows. This room is the perfect space for entertaining guests or relaxing with loved ones. The wonderful kitchen features stylish granite worktops, ample storage, a traditional Aga stove and space for a dishwasher and a fridge/freezer. A door from the kitchen opens onto the wonderful terrace, perfect for al-fresco dining. There is also a downstairs cloakroom/utility room which offers space for a washing machine and a tumble dryer.

As you wander through this historic home, you'll be enchanted by the original period features that have been meticulously preserved, including the magnificent oak front door, the stunning oak staircase and the beautiful oak flooring throughout the ground floor.













First Floor

On the first floor, there are three generously sized double bedrooms. The primary bedroom benefits from built-in wardrobes and an en-suite shower room, whilst bedroom 2 and 3 are serviced by a beautiful family bathroom with roll top bath and separate shower. There is also a small storage room on this floor.







All is pretty.
Andy Warhol

Moderna Museet,
Stockholm Sweden
10/2-17/3 1968









Second Floor

On the second floor, there is a fantastic bedroom full of character and charm. This would also make a perfect primary bedroom as there's built-in wardrobes and a lovely en-suite shower room with wonderful views.











Outside

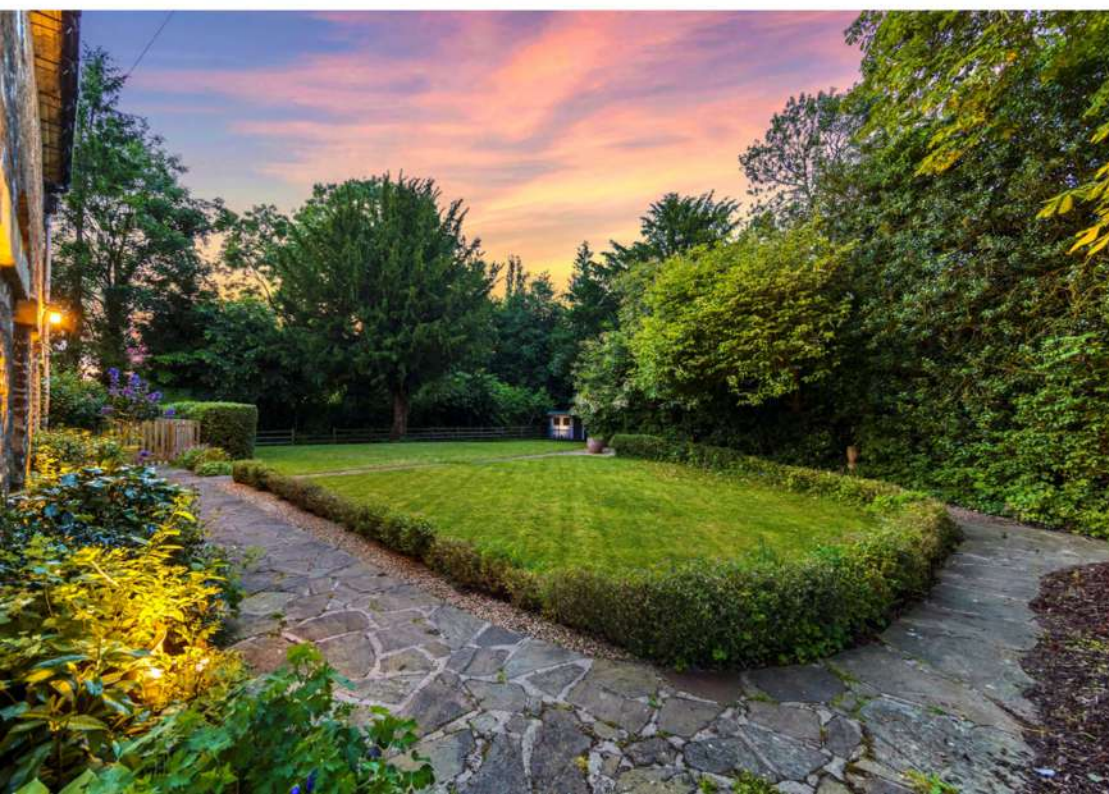
Situated on a generous 0.37 acre plot, The Dower House provides a sense of privacy and tranquility. The enclosed wrap-around gardens are a haven for nature lovers, offering manicured lawns, mature trees and vibrant flora. Imagine summer gatherings in this idyllic setting, creating memories that will last a lifetime.

Car enthusiasts will rejoice at the astonishing garaging space, encompassing over 1200 sq. ft. With a triple garage, a double garage, a carport and a bike shed, you'll never worry about finding ample room for your prized vehicles or additional storage needs. What's more, the corner garage (triple garage) presents the exciting opportunity for an annexe conversion. Although the planning permission for this potential one-bedroom annexe has lapsed, it could easily be re-applied for.

Adding to its allure, this magnificent property is located within the grounds of Pitsford Hall, epitomizing a lifestyle steeped in history and surrounded by breathtaking scenery. The Dower House is a semi-detached property and is connected to Pitsford Hall, where the administration centre for Pitsford school is based.

The property was designed by John Johnson (c 1775) for Colonel James Money and was originally described as 'a handsome house'. It is constructed of limestone decorated with grey Kingsthorpe sandstone as described and featured in Northamptonshire Stone by Dr. D.S. Sutherland. The Prince of Wales (later King Edward VIII then the Duke of Windsor) and the Duke of York (later King George VI) were regular visitors, coming to Pitsford to hunt with the Pytchley Hunt. The Dower House was later used as a billiards room to Pitsford Hall.















Information

Location

Pitsford is a very sought-after village lying to the north of Northampton and close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. The village has a church and a pub and is home to the independent Pitsford School. Northampton is only five miles away but there is good local shopping in Kingsthorpe about three miles away. The mainline station in Northampton is easily accessible with direct trains to London Euston in just under an hour.

Extra Information

- Converted into a residential home in 2005/2006
- Planning reference for lapsed garage planning: DA/2008/0821
- Listed building consent for lapsed garage planning: DA/2008/0626
- Gigaclear broadband available with speeds up to 900mbps

Services

Mains gas, electricity, water and drainage.

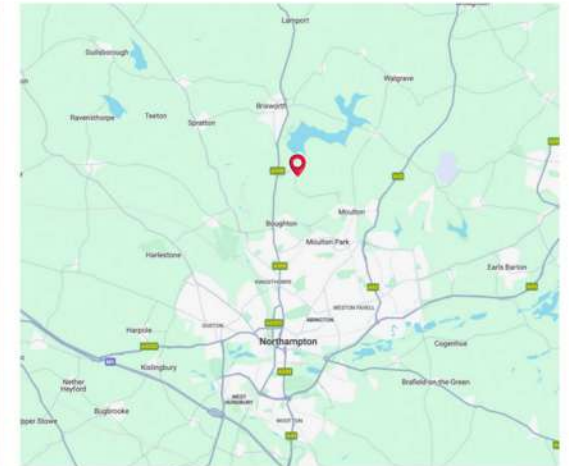
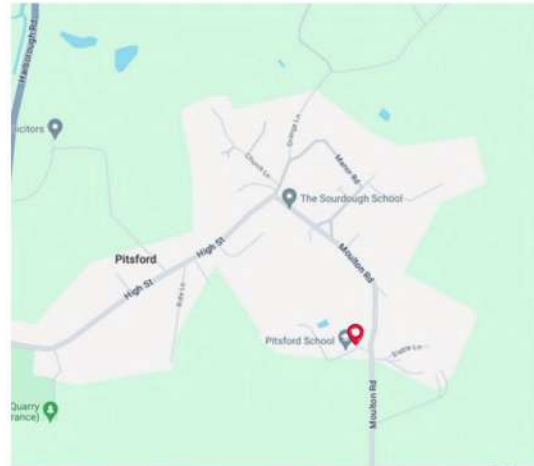
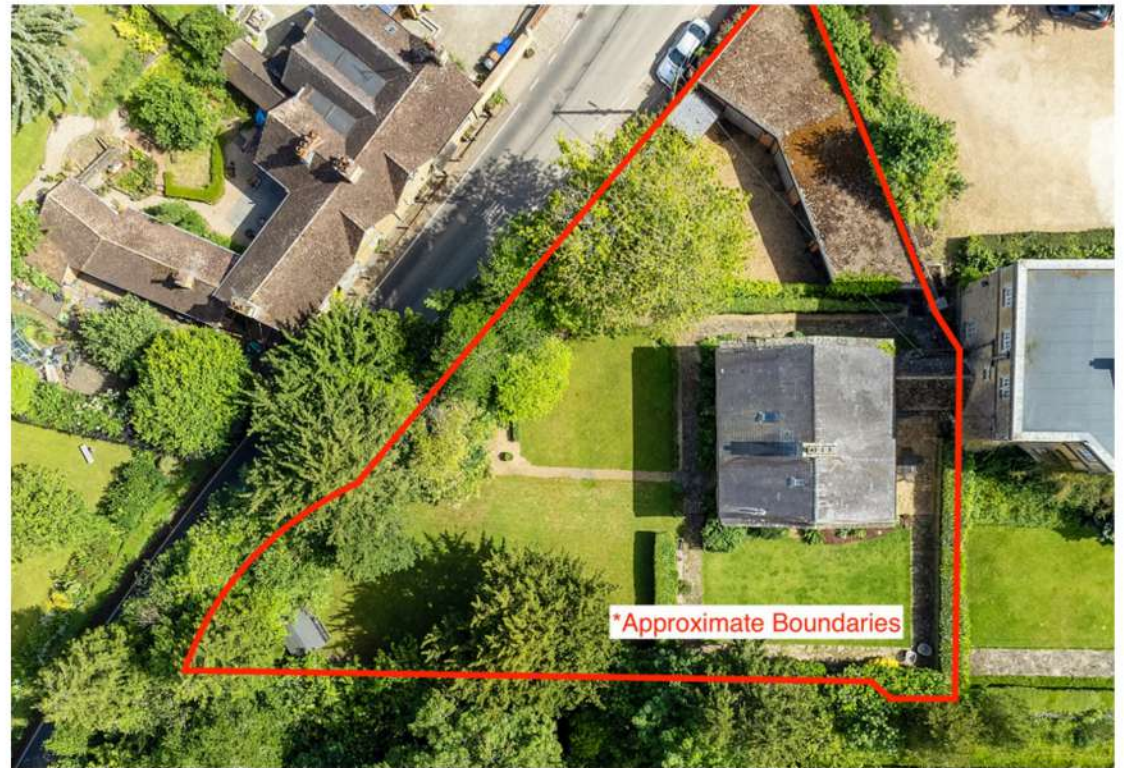
Tenure | Local Authority | Council Tax Band
Freehold | West Northamptonshire Council | G

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

Website

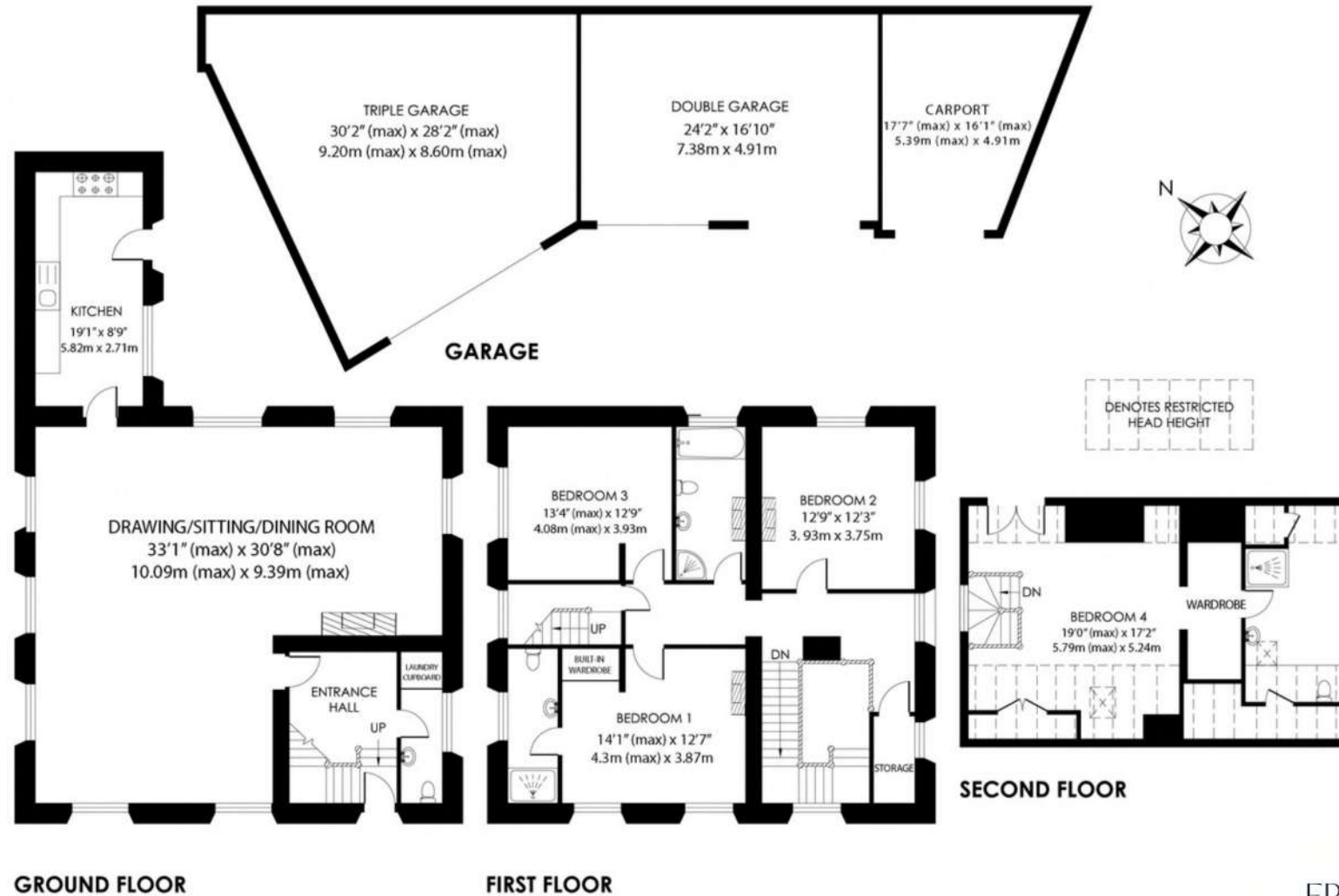
For more information visit www.bydesignhomes.com



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Offers Over £850,000

The Dower House, Moulton Road, Pitsford, Northamptonshire



APPROXIMATE GROSS INTERNAL FLOOR AREA

MAIN HOUSE : 2503 SQ FT
 GARAGE : 1241 SQ FT
 TOTAL AREA : 3744 SQ FT

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.





BY DESIGN

Marie Fritz

Marie.Fritz@ByDesignHomes.com

+44 7393 997 427

ByDesignHomes.com

  bydesign.marie

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National audience
local knowledge