

NEW INSTRUCTION



SWINGBRIDGE HOUSE  
Nether Heyford, NN7 3LG

 DAVID COSBY  
ESTATE AGENTS



# Swingbridge House

Nether Heyford, NN7 3LG

Total GIA Floor Area | Approx. 369sqm (3972 sqft)



6 Bedrooms



5 Receptions



4 Bathrooms

## Features

- Waterside setting on the Grand Union Canal
- Edge of Nether Heyford with countryside views
- Approx. 1780 origins as a former canal-side Inn
- Six bedrooms; extensive reception space
- Heated outdoor swimming pool & Gym
- Separate 1,500sqft warehouse/workshop
- Paddock with stables & tack room
- Detached double garage
- No onward chain

## Description

Swingbridge House is a substantial and highly individual village home, occupying a rare linear frontage to the Grand Union Canal on the edge of Nether Heyford, with open countryside to the front and waterway views to the rear. The property enjoys an unusually private setting with extensive accommodation arranged around a series of well-proportioned reception rooms and six bedrooms.

Beyond the principal house, the property offers a lifestyle rarely found in such a picturesque village setting, with direct canal access, landscaped gardens, a heated outdoor swimming pool, ancillary buildings and additional land. Nether Heyford itself is a well-regarded Northamptonshire village with local amenities and primary schooling, while more comprehensive services and transport connections are available in nearby Weedon Bec, Daventry and Northampton.



Swingbridge House is a substantial former canal-side inn (c.1780) enjoying rare linear frontage to the Grand Union Canal and open countryside views, offering six bedrooms, extensive reception space, a heated outdoor pool, over 0.5 acres of paddock with stabling, and a separate 1,500sqft warehouse/workshop.

# The Property

## Entrance Hall

The property is approached via an attractive recessed entrance porch with chamfered oak supports and riven stone steps, leading to a traditional panelled front door with glazed side panels. This opens into a centrally positioned entrance hall, which provides an effective point of connection to the principal ground floor rooms.

Hardwood panelled doors with brass furniture lead to the drawing room, sitting room, dining area and ground floor bathroom. The hall is arranged on a subtle split level, finished with cut-pile carpeting, and is neutrally decorated with areas of exposed facing brickwork. A matching hardwood door opens to a useful understairs cupboard housing the heating controls and a 10kW solar battery, while a separate cloak cupboard to the front is fitted with hanging rails and lighting, providing practical storage for coats and footwear. To the rear, a full-height glazed door gives direct access to the garden and canal-side patio, and a straight flight of carpeted timber stairs rises to the first-floor accommodation.

## Sitting Room

Centrally positioned within the house, the sitting room is a bright and comfortable reception space with far-reaching countryside views to the front and a pleasant outlook to the canal at the rear. Sliding doors open onto the waterside terrace, extending the room naturally into the garden. The ceiling retains exposed joists and beams, and there is an attractive inglenook fireplace with a cambered brick arch, flagstone hearth and a large original bread oven. The fireplace incorporates a traditional multi-fuel stove, framed by period-style leaded lights which cast a pleasing quality of light into the fireplace. Cut-pile carpeting continues underfoot, and a traditional ledged-and-braced door with wrought iron furniture opens to the adjoining family snug area.

## Drawing Room

Currently arranged as a billiard and games room, the drawing room is a generous triple-aspect space with excellent natural light. Windows to the front and side enjoy canal-side views, while sliding doors open directly onto the pool terrace, creating an easy connection between the principal reception space and the outdoor entertaining area. The room is finished with cut-pile carpeting and a central ceiling rose with pendant lighting. Full-width solid timber shelving and cabinetry have been fitted, providing substantial storage and an effective library/display wall.



# The Property

## Dining Room

A generous formal dining room suited to entertaining, with dual-aspect windows, good ceiling height and discreet recessed directional lighting. The room enjoys attractive front-facing views across the surrounding countryside, with a side outlook towards the pool terrace. Walls are finished with tasteful decorative lining paper and the floor is laid with cut-pile carpeting.

## Family Snug

Retaining a number of period features, the family snug has a central spine beam with exposed ceiling joists and traditional ledged doors with T-bar hinges and wrought iron Suffolk latches. A segmental bay window to the front aspect looks out towards the Grand Union Canal. There is also an attractive brick inglenook fireplace with a stained timber beam over, a quarry-tile hearth and an inset multi-fuel stove, creating a cosy focal point for the room.

## Study

Believed to occupy part of the former stabling associated with the original inn, the study is a distinctive triple-aspect room with extensive glazing to the perimeter and wide panoramic views along the waterway. A circular porthole-style window to the rear adds character and looks out over the side garden. The ceiling is vaulted with exposed oak ties and stained timber rafters, complemented by recessed directional spot lighting. The room has fitted oak cabinetry, providing both storage and practical workspace areas.

## Kitchen Breakfast Room

The kitchen/breakfast room is a bright triple-aspect space fitted with high-quality solid oak cabinetry in a traditional Shaker style, with wrought iron furniture, quartz worktops and a central island. The floor is laid with large-format limestone. Integrated appliances include a warming drawer and microwave, a Neff double electric oven, an Amana American-style fridge/freezer with drinks dispenser, a four-burner Neff induction hob and an additional two-burner Neff gas hob. A double-bowl stainless-steel sink with mixer tap is positioned beneath a rear-facing window with attractive views across the garden and the Grand Union Canal.

There is a defined dining area with space for a good-sized table and chairs, enjoying panoramic outlooks to the canal at the rear and open fields to the front.



# The Property

## Principal Bedroom

The principal bedroom enjoys excellent canal-side views and a wide sense of sky through a segmental bay window to the rear. It is a well-proportioned double room with bespoke fitted cabinetry, good ceiling height, recessed directional lighting and plush cut-pile carpeting.

## Dressing Room

The principal suite is complemented by a generous dressing room positioned off the first-floor landing, fitted with matching built-in cabinetry with mirrored double doors providing extensive hanging and shelving storage.

## En Suite Bathroom

Finished with matching bespoke cabinetry, the en suite is appointed with a high-quality suite comprising a double-ended whirlpool bath with fitted surround, a double-width shower enclosure with both handset and overhead shower, a close-coupled WC, a wash hand basin set into a vanity unit, and a traditional-style bidet. A two-pane window enjoys views towards the canal, while a chrome ladder towel rail, mechanical ventilation and an airing cupboard provide additional comfort and storage.

## Five Further Bedrooms

Five further bedrooms provide flexible accommodation, including a split-level double room with a rear dormer window seat enjoying canal views, a further rear-facing double bedroom with extensive built-in storage, and a dual-aspect double room with fitted cabinetry and vanity unit. A front-facing double bedroom enjoys views over the pool terrace and open countryside, while a sixth single bedroom is positioned to the front of the house with countryside outlooks. All bedrooms are presented in neutral tones, with cut-pile carpeting and a mixture of vaulted ceilings, exposed rafters and generous window openings.

## Two Further Bathrooms

The remaining bathrooms are located off the first-floor landing and comprise two four-piece suites. The principal family bathroom is a part-vaulted room with exposed beams and garden views, fitted with a bath, vanity basin, WC and bidet. The second bathroom features a dormer window with fitted window seat overlooking the canal, a vaulted ceiling with exposed beams, and a suite comprising bath with shower attachment, vanity basin, WC and bidet.







# Ancillary Buildings & Land

## Double Garage

The detached double garage is of masonry construction with cream rendered elevations beneath a dual-pitched slate roof. Coach-style lighting is fitted externally, and a wide aluminium up-and-over door provides vehicle access. The garage is served by power and lighting, and there is separate pedestrian access to the rear via a part-glazed door with a matching three-pane sidelight. A fitted workbench provides useful workshop space, with ample room remaining for further storage.

## Plant Room

The plant room accommodates the key service equipment including the oil tank, floor-standing boiler, pool heat exchanger, and filtration system. Access is provided from both front and rear via ledged-and-braced timber doors with Suffolk latches and secure locks.

## Gym and Store

Set within a substantial timber outbuilding beneath a dual-pitched roof, with an extended canopy facing towards the swimming pool, the gym and adjoining store provide useful ancillary space for exercise equipment and general sports or garden storage. The gymnasium is naturally lit by side casement windows and is accessed via glazed double doors.

## Industrial Warehouse Unit

A notable additional asset is the separate industrial warehouse/workshop extending to over 1,500sqft, constructed on a steel portal frame with profiled steel cladding. The unit is accessed via a secure roller-shutter goods entrance, with separate lockable pedestrian access to the rear. The space offers flexible potential for ancillary business use, storage or workshop requirements (subject to any necessary consents).

## Paddock and Stables

Extending to just over half an acre, the paddock provides useful grazing land with stabling and its own separate vehicular access. Established perimeter hedgerows offer good screening from Weedon Road and the canal side, creating a degree of shelter and privacy. The detached four-bay stable block is of traditional masonry construction with white-rendered elevations and a pitched canopy supported by timber posts. The building comprises three loose boxes with stable doors and individual casement windows, together with a sizeable tack room with a secure door.



# Gardens & Canal Setting

## Front Aspect

Swingbridge House is set back from Weedon Road behind grass verges, established hedging and a combination of close-boarded fencing and sections of brick garden walling. The front elevation is well presented, with a light-coloured rendered façade beneath multi-pitched slate roofs.

## Pool Terrace and Garden

To the right-hand side of the property is a generous outdoor entertaining area, with a riven-stone terrace providing seating space, a built-in brick barbecue and curved steps rising to the pool terrace.

The heated swimming pool is surrounded by matching riven paving to create a clean, practical setting for summer use. This area is thoughtfully screened by mature conifers, established hedging and curved brick garden walls with close-boarded fencing, creating a strong sense of privacy.

Beyond the pool, the garden opens out towards the canal with lawns, established trees and seasonal planting, together with a raised viewing platform positioned to make the most of the outlook. Traditional coach-style lighting provides evening illumination, and a ledged-and-braced gate gives access to the towpath for canal-side walks.

## Rear Garden

The rear garden is arranged in a cottage style along the canal, with a series of split-level riven-stone seating terraces, cobbled hardstanding areas and well-stocked raised borders. Stone and brick retaining walls define the different levels and create a variety of sheltered spots for outdoor dining and sitting, all set beside the Grand Union Canal. Views towards the former swingbridge add a pleasing historical backstory to the setting..

## Side Garden

The rear garden continues around to the side, where there is a circular patio area and a sunken brick fuel store. The gardens are well maintained with a variety of established shrubs and planting. A pathway runs through the lawn to the detached double garage. The side garden also benefits from its own vehicular access via sliding gates set between brick piers. A gravel driveway provides off-road parking and leads to the detached double garage, with lawns, mature trees and hedging along the canal towpath. A further ledged-and-braced gate provides pedestrian access to the towpath.





## Location

Swingbridge House occupies a particularly attractive linear canal-side position on the edge of the village of Nether Heyford, set alongside a tranquil stretch of the Grand Union Canal and surrounded by open countryside. The property enjoys a rare combination of direct water frontage, expansive rural views and a strong sense of privacy, while remaining well connected to nearby towns and transport links.

The property's historic relationship with the canal remains evident today, contributing to its distinctive sense of place and waterside character. Today, the canal forms a defining feature of the property, running directly along the rear boundary and providing an ever-changing outlook, seasonal interest and immediate access to the towpath. Canal mooring rights further enhance the lifestyle appeal, offering a rare opportunity for private waterside enjoyment (subject to the usual consents and regulations).

Nether Heyford itself is located to the west of Northampton in the valley of the river Nene. This thriving village has a good range of shops including general store, hairdressers, butchers, and post office. There are two popular public houses, a village hall, and two churches. The extensive playing fields have a cricket club, football club, tennis courts and a bowls club. The village primary school is a voluntary aided establishment housed within a beautiful Gothic style building. One of the most striking features of Nether Heyford is its beautiful 5-acre, tree-lined, village green - acknowledged as being one of the largest in the country. A smaller green in the centre of the village contains the War Memorial cross.

Nether Heyford is an ideal location for families seeking a tranquil village location but with all the benefits of easy access for commuting with convenient access to the M1, and train journeys to London or Milton Keynes from the nearby Long Buckby Railway Station.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Oil, Water, Electricity, Solar Panels, & Private Drainage

**Council Tax:** Band G    **EPC:** Rating TBC    **Broadband:** Up to 1000Mbps

### Important Notice

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# Swingbridge House, Nether Heyford, NN7

Approximate GIA (Exc. Garage & Outbuildings) = 369 sqm (3972 sqft)



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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GARAGE GIA = 38 sqm (409 sqft)  
(POSITION NOT RELATIVE)

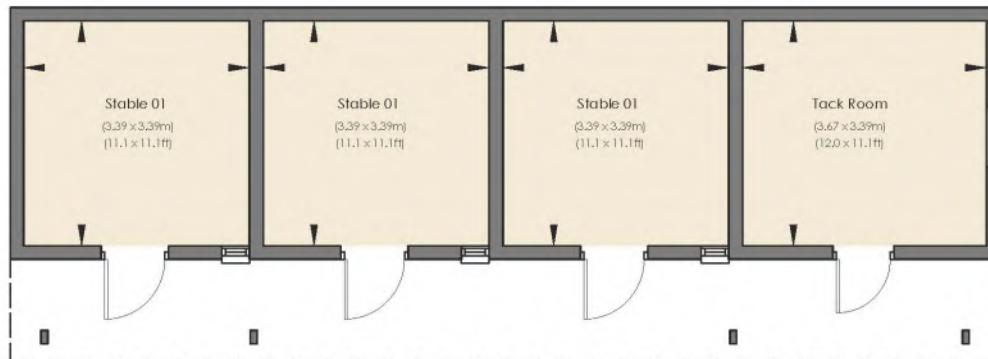


# Swingbridge House, Nether Heyford, NN7

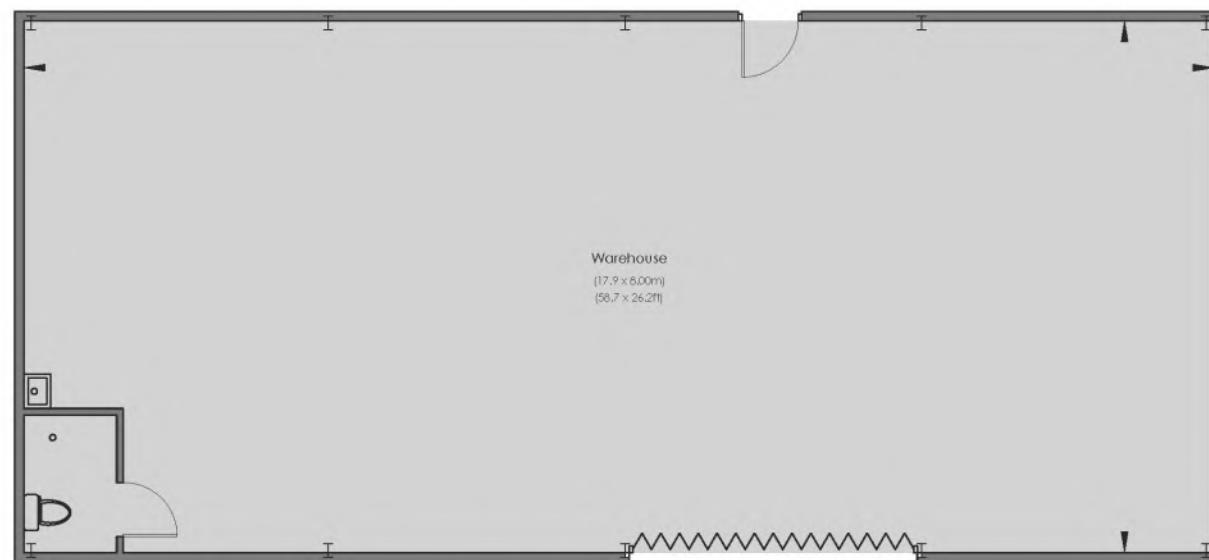
Warehouse, Stable Block, and Gymnasium

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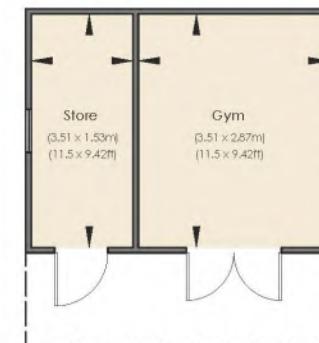
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STABLE BLOCK & TACK ROOM GIA = 49 sqm (527 sqft)



WAREHOUSE GIA = 143 sqm (1539 sqft)



GYM GIA = 26 sqm (280 sqft)



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