



Stanigtoft
Crabtree Lane | Cold Ashby | Northamptonshire | NN6 6EF

FINE & COUNTRY

STANIGTOFT

Set well back along a quiet country lane, this exceptionally spacious, family home is located in the pretty village of Cold Ashby which is reputed to be the highest village in Northamptonshire. Built in local ironstone, it was completed in 1999. Surrounded by a patchwork of rolling farmland, the village offers the very best of rural life.

Stanigtoft





Stanigtoft was originally constructed in the 1990's by a renowned local developer, who built the house from local ironstone to exacting standards. The property has subsequently been improved by the current owners with the addition of a most marvellous and exceptionally large conservatory that significantly adds to the square footage of the building and adds versatility to the ground floor. The rest of this excellent family home comprises four bedrooms, together with family bathroom and master bedroom with en-suite. The ground floor offers an impressive formal dining room, kitchen/breakfast room, utility room, study and sitting room opening on to the conservatory. Outside there are landscaped gardens to the front and rear, ample parking and a double garage with electric doors. The property is offered for sale with no onward chain.





Accommodation Summary

Ground Floor

The entrance hall is a large and welcoming central space of this home, with a highly practical Travertine floor. It has an alarm control panel, understairs storage cupboard, stairs rising to the first floor and doors in turn lead to the study, cloakroom, kitchen/breakfast room, dining room and sitting room. To the right are glazed doors that lead to the large dining room which has a double-glazed window to the front aspect and is a large enough room to easily cater for a ten-seat dining table. Across the hallway is the cloakroom with low level WC, wash basin with tiled splashbacks, obscured double glazed window to the front and travertine floor. Adjacent to this is the kitchen/breakfast room. This has been fitted with bespoke fitted kitchen units comprising of a variety of painted timber units with a granite work surface, a five-ring induction hob with extractor hood above and two built in touch control electrical ovens beneath. There are two double glazed windows that overlook the attractive rear gardens, a double-glazed window to the side aspect, space for a dishwasher, italian marble floor and pantry. There is a small corridor that leads off to the personnel door to the double garage and the utility room which has a range of matching base and wall mounted units, granite work surface and stainless sink and drainer. There is plumbing for a washing machine and tumble dryer, italian marble floor and a double-glazed door to the side aspect. The study faces the rear of the property with a double-glazed window overlooking the rear gardens. The sitting room has a marble floor, an open class I fire with an inglenook exposed brick-built surround, timber mantle and raised hearth. There are doubled doors that lead to the most impressive and exceptionally sized hardwood conservatory which is constructed with local ironstone and has double glazed windows and pitched glazed roof. There are rain/temperature sensitive air vents and attractive Indian fossilised sandstone pavements and double-glazed doors that lead to the rear garden.







Seller Insight

“ The village has a strong sense of community with many social events emanating from its village hall, or its extremely friendly pub. In addition, there are many opportunities to pursue a wide range of sporting pastimes, including, tennis, football and cricket, with the local golf club being renowned, far and wide, for its excellence. The village, which is beautifully tucked away, has brilliant access to many nearby villages and larger towns for wide ranging shopping opportunities, theatres and other recreational pursuits. In addition, there is also outstanding access to road and rail networks to all parts of the country, whilst airports are also within easy reach.

The owners purchased the house from new and were not only attracted to the quality of its build, alongside its visual external attractiveness, but were thrilled with the design and layout, together with its immediate impact of brightness and space throughout. A busy family home in which space, comfort and practicality have always been a priority for the owners. They have made several enhancements to their home since they came to live here, one being the addition of a truly magnificent 'year round' conservatory built in hardwood with a beautiful Indian sandstone floor, solar glazing and automated ventilation. The owners have also laid solid marble and oak flooring to most of the key areas to create both beautiful and practical spaces. The house with its flexible layout is ideal for gatherings of friends and family, with individual areas where groups can gather without being on top of each other. Teenagers can enjoy separate spaces away from adults, whilst grandparents like to take advantage of the warmth and light in the conservatory.

Aside from the stunning conservatory which never fails to impress all who see it, the owners have also added their own stamp to the kitchen and introduced granite worktops and two hi-tec full-sized ovens with an extra-large induction hob above, which has created an ideal "contemporary range" feel and a highly practical area in which to enjoy cooking, with a relaxed ambience to enjoy the company of guests mingling and chatting here whilst meals are prepared.

The house enjoys a great deal of privacy and seclusion at both the front and rear of the house. The owners do like to take advantage of their ease of access into the wider countryside to enjoy walks along the many country lanes, maybe to end up at a local dining pub to enjoy a sociable meal.

Whether it be friendly BBQs in the garden, more formal occasions utilising the well proportioned dining room, casual meals around the kitchen table, or enjoying being tucked up in front of a roaring fire on cold winter days, this welcoming home caters for whatever is required of it.

The owners will miss many things when they say goodbye to this home. The friends they have made locally, its location and setting within the village, alongside its convenient access to amenities and facilities. First and foremost it has been a magnificent, extremely comfortable and flexible family home and they wish its new owners much happiness.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





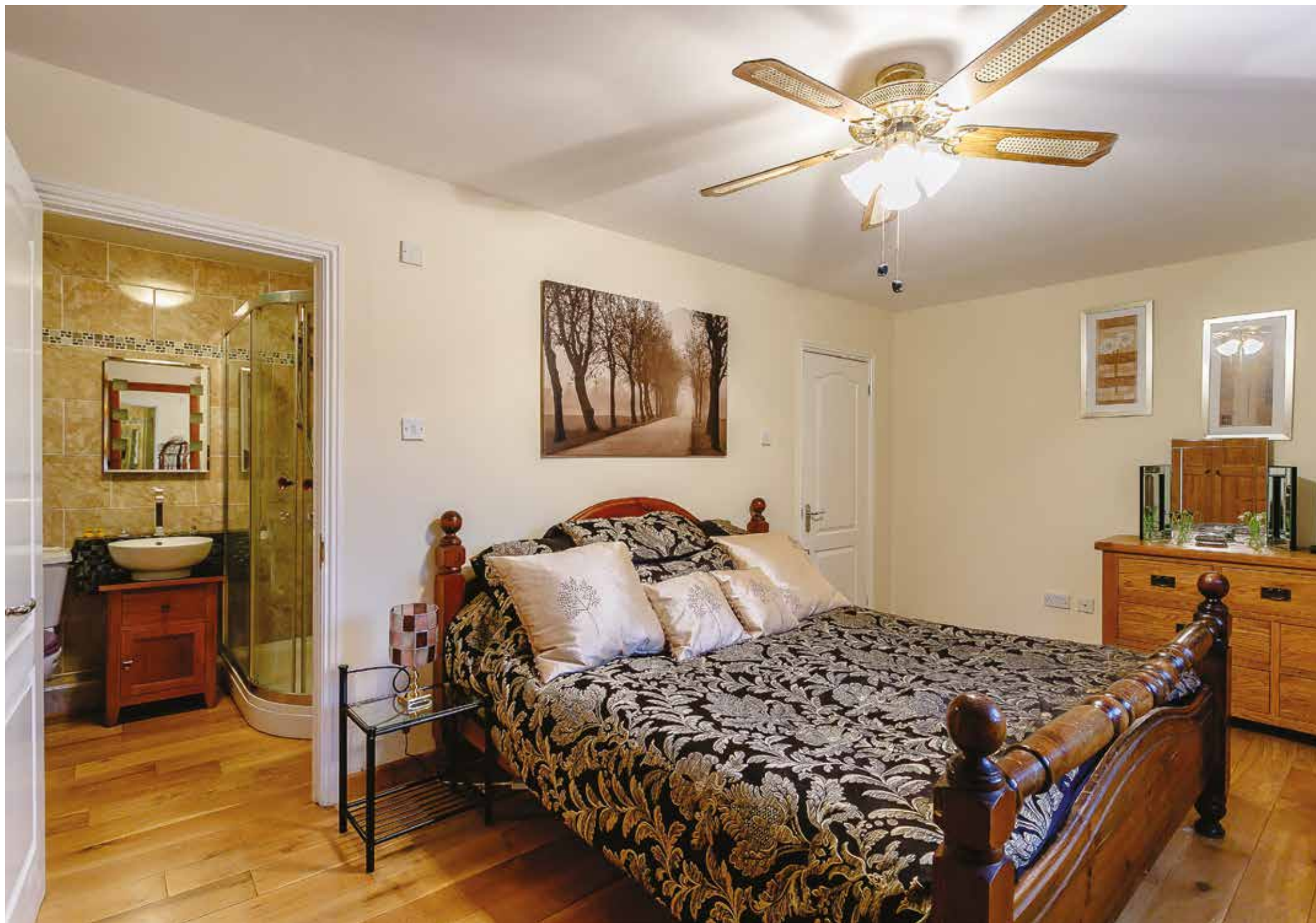




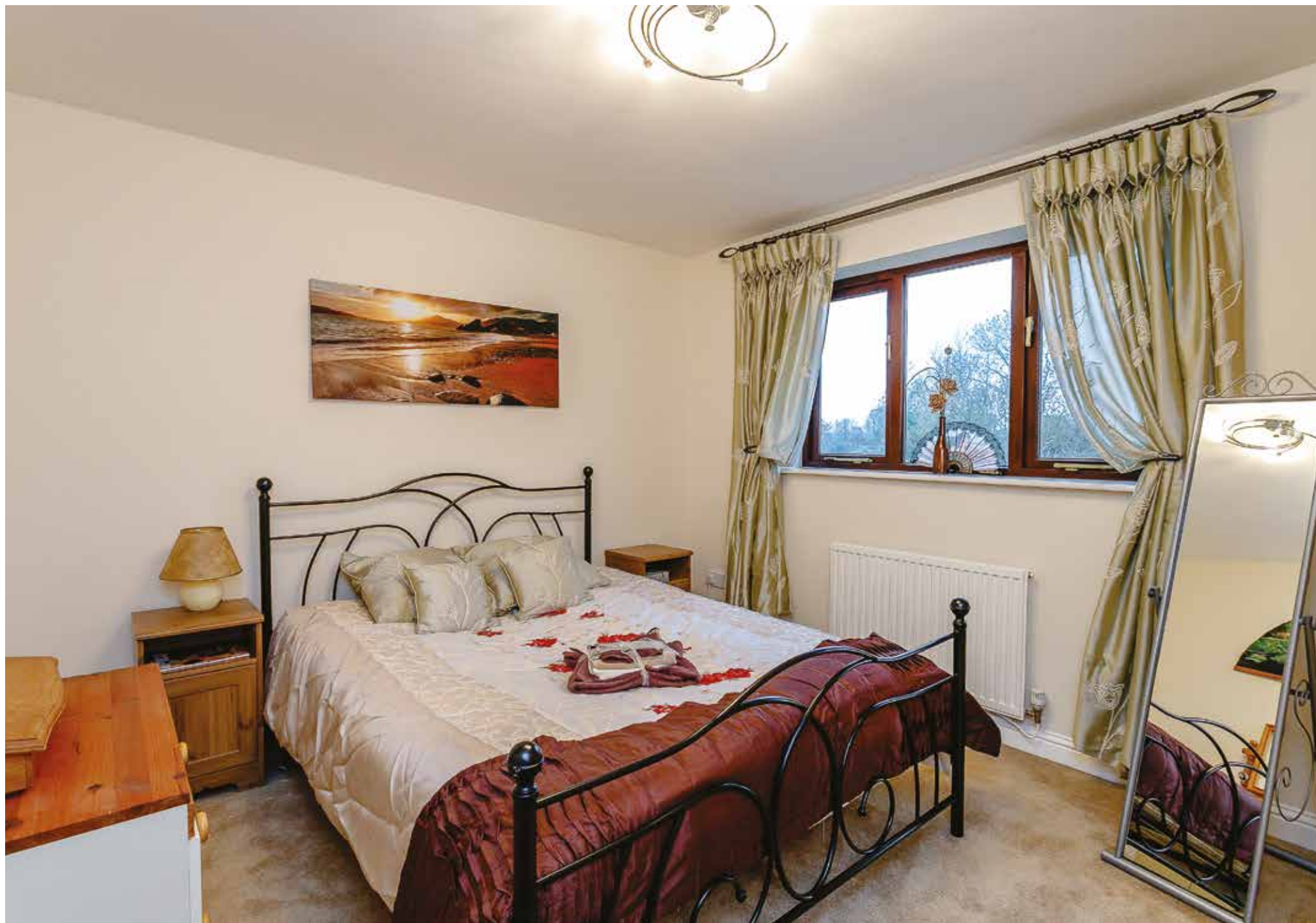
First Floor

There is a dog-leg staircase with a half landing that leads to the first floor with a window that overlooks the rear garden. On the landing there are doors that lead to the four bedrooms, the family bathroom and a large linen store with hot water cylinder. The master bedroom has a natural oak floor and views of the rear garden, neighbouring gardens and fields beyond and two double wardrobes and a single built-in and solid wood. A door leads to the en suite shower room, which has a shower cubicle with power shower, a wash basin mounted on a vanity unit, low level W.C. and ceramic tiles. Bedroom 2 is an excellent sized double room with views over the frontage, whilst bedroom 3 is also a good size and faces the rear. The fourth bedroom has a front view and neighbours the family bathroom, which is fitted with a white suite, with panelled bath, shower screen and power shower over, wash basin mounted on a vanity unit with an E/S note sensory mirror over sink, low level WC and a double-glazed window to the front.













Outside

Front

The property occupies a pleasant position on Crabtree Lane, there is a block paved driveway that provides access to plenty of parking and the double garage which has two up and over remote controlled electric doors, power and lighting. There is also a rear door that provides access to the garden and a recently upgraded oil fired Worcester central heating boiler. The frontage has an attractive sheltered and private feel with a variety of trees in the low maintenance foregarden and a well stocked flower border just adjacent to the front elevation. There are two gated pathways providing access to both sides of the house and rear garden, the longer pathway of the two provides access to the oil storage tank and there is also some outside lighting and outside tap.

Rear Garden

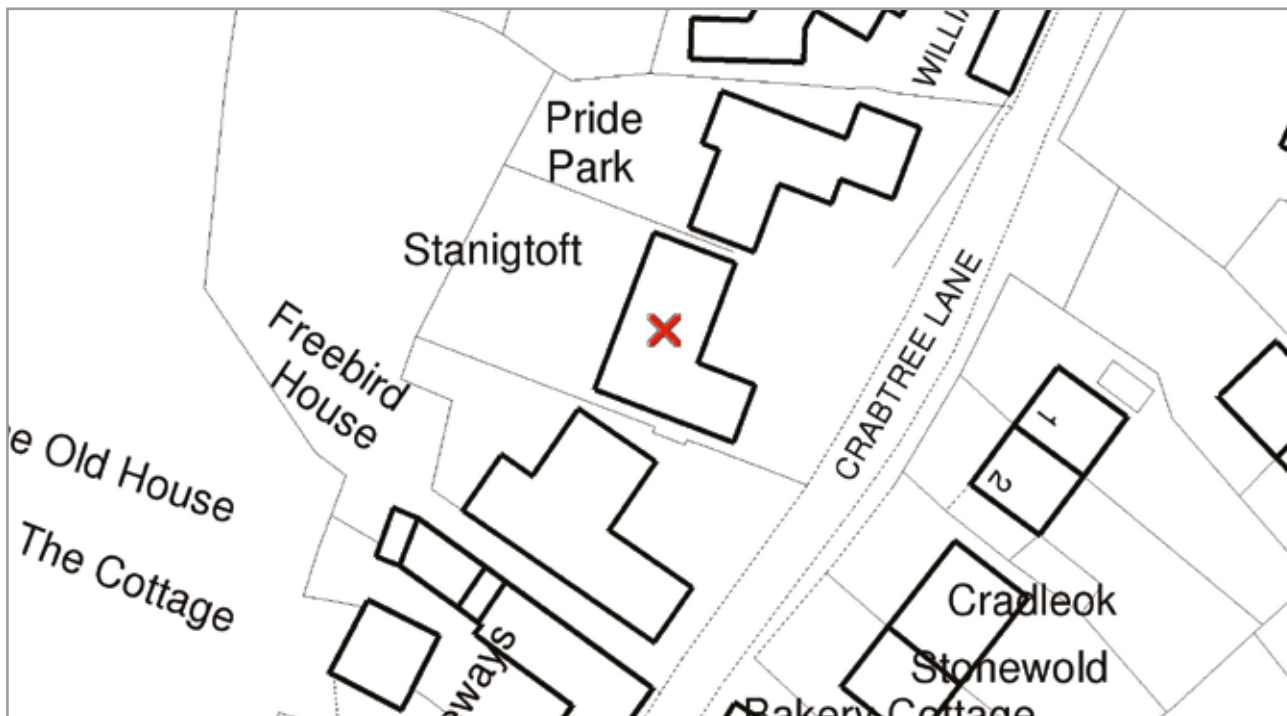
The rear garden has a large paved patio area adjacent to the conservatory and a canopied pergola providing shade in the summer months. There are some steps up to a raised low maintenance garden with plum slate chippings, well stocked flower border and tropical plants, an aluminium greenhouse, pond with water feature and a combination of fencing to three sides. The rear of the property is not overlooked and from the first floor there are views over neighbouring gardens and the fields beyond.



LOCATION

Cold Ashby village is situated about half way between Northampton and Leicester; just south of the two county borders. There are excellent facilities for children and sports in the village and a great community spirit. There are excellent motorway links with mainline stations into London at Kettering, Rugby, Long Buckby and Market Harborough. There are both independent and state schooling at the sought after Guilsborough School as well as Spratton, Maidwell, Oundle, Oakham and Rugby.





Services

Oil fired central heating, mains water and drainage, electricity and broadband are connected

Local Authority

Daventry District Council

Council Tax Band G

Viewing Arrangements

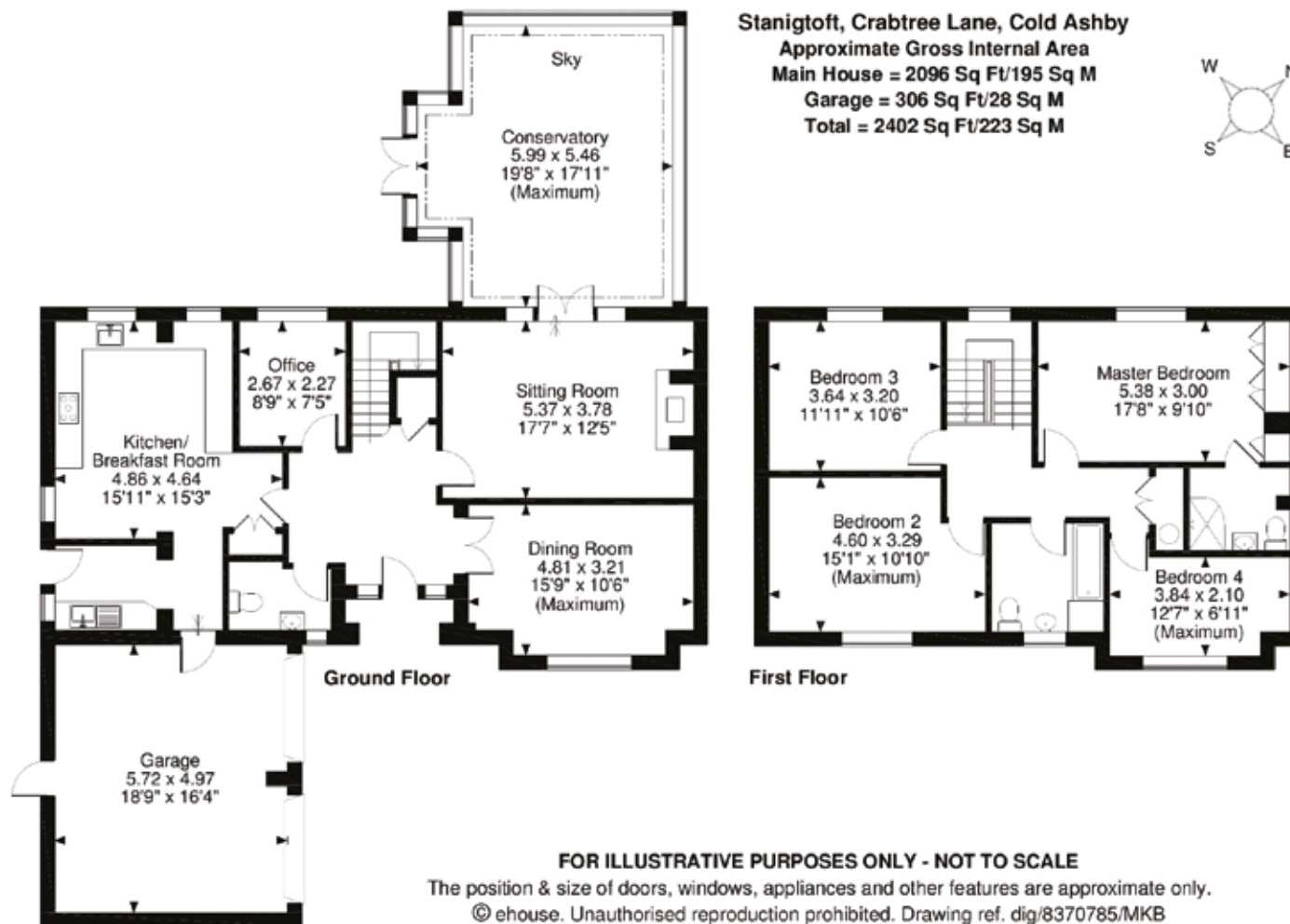
Strictly via the vendors sole agents Fine & Country on (01788) 820062.

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm







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