



**POPLARS FARM HOUSE,
PODINGTON, BEDFORDSHIRE**



JACKSON-STOPS 

**POPLARS FARM HOUSE,
GOLD STREET, PODINGTON, BEDFORDSHIRE, NN29 7HX**

TOTAL APPROX. FLOOR AREA 2,587 SQ FT/240.3 SQ M

**A BEAUTIFULLY PRESENTED PERIOD
PROPERTY POSITIONED IN A CHARMING
VILLAGE LOCATION**



DISTANCE

Wellingborough 4 miles
(London St Pancras 55 minutes)

Northampton 10 miles
(London Euston 1 hour)

Bedford 11 miles

Milton Keynes 20 miles

Distances/times approximate

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Family room
- Kitchen/breakfast room
- Utility room
- Cellar

FIRST FLOOR

- Landing
- Main and secondary landings
- Four bedrooms
- Two bathrooms

OUTSIDE

- Established rear gardens
- Detached single garage

GUIDE PRICE £695,000 Freehold

DESCRIPTION

Poplars Farm House is an attractive Grade II listed period property occupying a prominent position in the delightful village of Podington. The house offers well presented family living accommodation arranged over two floors which has been extended and greatly improved by the current owners during their time at the property over the past eighteen years or so. With origins dating back to the mid C18th features include deep silled windows, open fireplaces and exposed internal timbers. The property retains its period charm while at the same time providing the comforts of a modern day family home. An inspection is very much advised in order to fully appreciate the presentation, standard and position of accommodation on offer.

On the ground floor a reception hall with flagstone floor and feature fireplace provides access to the principal living accommodation. This includes three reception rooms comprising sitting room with open fireplace set to carved stone mantle and surround and attractive dual aspect to both the front and rear elevations. There is a separate dining room with flagstone floor and wood burner fire set to a fireplace and original fitted cupboards. The third reception room described as a family room features a wood burner fire and fitted shelving. A notable feature of the property is a wonderful kitchen/breakfast room comprising a range of bespoke dual tone units with soft close drawers, wooden worktop surfaces and twin Franke enamel sinks by Villeroy and Bosch. An impressive vaulted ceiling provides a feeling of space and light with appliances to include an AGA oven set to feature recess, Neff dishwasher and built in freezer. There is also a separate utility room comprising further fitted units and a sink drainer unit.

On the first floor, a main landing and small secondary landing area provide access to the bedroom accommodation. There are four bedrooms which include a main bedroom suite with built in wardrobes and attractive double aspect. Built in/fitted wardrobes feature in three bedrooms. There is a main house bathroom which includes a freestanding roll top bath with shower mixer tap, Neptune wash hand basin set to vanity unit, feature fireplace, shower cubicle and W.C. On the secondary landing there is a further bathroom comprising panelled bath, shower cubicle wash hand basin set to vanity unit and a W.C.



OUTSIDE

The house gardens extend predominately to the rear of the property and partly to its side comprising laid to lawn areas with established landscaped flower and shrub borders. There is also a paved patio area ideal for outside entertainment and alfresco dining. A further feature to the property is a detached single garage with light and power connected which is accessed to the side along a shared driveway.

LOCATION

Podington is a very attractive and popular village lying on the border of Bedfordshire and Northamptonshire. The village is surrounded by attractive rolling countryside offering the perfect environment for walking, riding and cycling enthusiasts with good access onto a network of bridleways, footpaths and country lanes.

It boasts an active community with many events taking place within the Village Hall and active Cricket Club and is also the home of Podington Garden Centre which has a very loyal following. local facilities are available in both Wollaston and Irchester with wider facilities available in Rushden including a Waitrose and the new Rushden Lakes shopping centre with 50 popular UK retail brands, Cineworld cinema and selection or restaurants.

DIRECTIONS Sat Nav NN29 7HX
What3words ///myths.stables.hotspots



PROPERTY INFORMATION

Services: Oil fired heating, mains water, electric and drainage are connected to the property.

Local Authority: Bedford Borough Council
Tel: 01234 267422

Outgoings: Council Tax Band F
£3,420.96 for the year 2026/2027

EPC Rating: Exempt – Grade II listed

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

September 2026

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

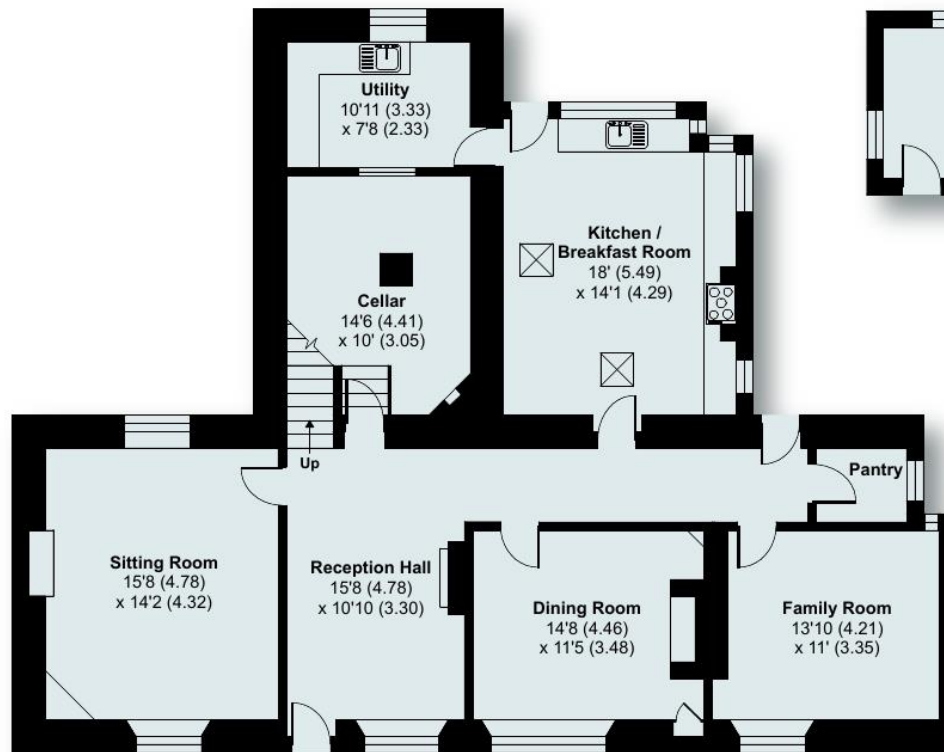
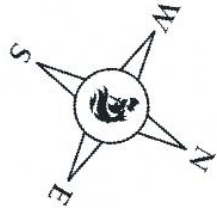
Poplars Farm House, Gold Street, Podington

Approximate Area = 2587 sq ft / 240.3 sq m

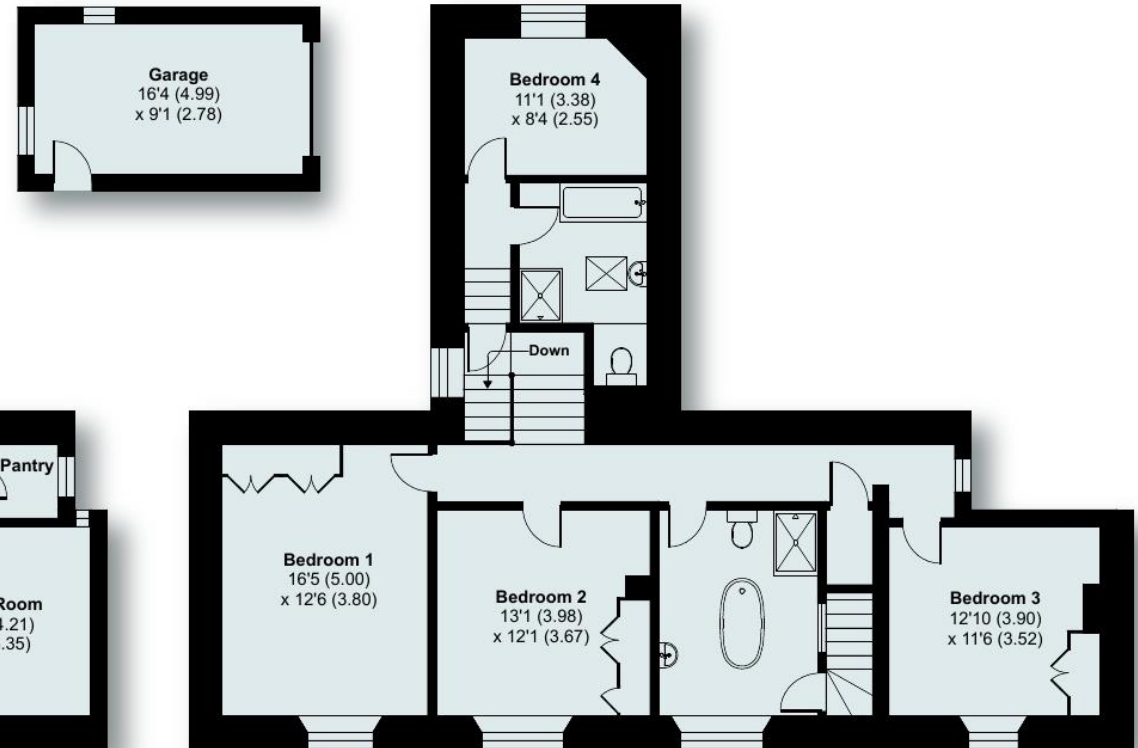
Garage = 149 sq ft / 13.9 sq m

Total = 2736 sq ft / 254.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk

jackson-stops.co.uk



rightmove



JACKSON-STOPS 

PROPERTY EXPERTS SINCE 1910