



APARTMENT AT ECTON HALL,
ECTON, NORTHAMPTONSHIRE

JACKSON-STOPS 

APARTMENT 12, ECTON HALL,
CHURCH WAY, ECTON, NORTHAMPTONSHIRE, NN6 0QE

TOTAL APPROX. FLOOR AREA 1,218 SQ FT/113.1 SQ M

CHARACTER SECOND FLOOR LUXURY APARTMENT LOCATED IN ECTON HALL, A HANDSOME GRADE II LISTED MANSION WITH COMMUNAL GARDENS AND GARAGE



DISTANCE

Northampton 5 miles

Wellingborough 8 miles

M1 (Junction 15) 6 miles

Train stations at Wellingborough and
Northampton serving London in less than 1 hour

Distances/times approximate

ACCOMODATION

- Communal entrance hall via video security
- Stunning communal entrance hall with lift to apartment
- Private entrance hall
- Spilt level sitting room/dining room
- Kitchen
- Three bedrooms
- Bathroom
- Shower room with separate W.C.
- Substantial loft area

OUTSIDE

- Secure gated entrance
- Reserved parking space plus visitors
- Most attractive secure mature communal gardens
- Garage
- Cellar with caged storage

GUIDE PRICE £295,000 Leasehold

DESCRIPTION

Occupying a prime position on the second floor of the prestigious Ecton Hall, Apartment 12 offers an impressive 1,218 sq ft of character living space. Accessed via a striking communal entrance hall with an original staircase and convenient lift, this unique split level apartment blends period charm with country setting close to local amenities.

Upon entry to the apartment, a generous hallway welcomes you, complete with cloakroom and built in storage. The split level sitting room/dining room features a beautiful feature window overlooking the grounds with countryside views beyond and steps up to the dining area. There is classic period fireplace with electric inset. From the dining area having a slash window to the side you have a good sized kitchen having a range of base and eye level cupboards with contracting worktops surfaces and inset sink unit and a range of fitted appliances. The inner hall offers access to the principal bedroom having a range of built in wardrobes, there are two further bedrooms, one of which is currently used as a study, a bathroom with separate shower room and cloakroom complete the accommodation of this apartment. Within the lease is access to its own substantial loft area with light and power.

This exceptional apartment is a rare opportunity to enjoy secure community living within a stately home, surrounded by beautifully maintained gardens and timeless period detail.

OUTSIDE

The property is approached via a private entrance, leading to a private gated entrance leading to a gravelled driveway with reserved parking for residents and additional spaces for visitors. There is a garage in the block providing further convenience and storage. Residents of Ecton Hall enjoy the shared use of beautifully maintained communal gardens enjoying countryside views over lakes and paddocks beyond. A private footpath from the grounds offers direct access to open countryside to the south.



LOCATION

The village of Ecton is situated approximately five miles east of Northampton lying within a Conservation Area. There are two public houses, a restaurant and church with more comprehensive facilities being provided by the main centres of Northampton and Wellingborough. The property is well placed with easy access to the M1 via the A45 at Junction 15 with train services on offer from Northampton to London Euston with journey times of around one hour and also Wellingborough into London St. Pancras with journey times around 45 minutes. There are a number of public schools in the area including Pitsford School, Wellingborough School and Northampton High School for Girls and there is also a primary school within the village itself. Sporting activities include watersports and fishing at Pitsford Reservoir, golf and leisure at Overstone Park and Sywell Country Park is also nearby.

LEASE DETAILS

We have informed that the initial 178 year lease commenced on 1st January 1986 and there are over 130 years remaining, The current service charge for Apartment 12 is £2,008 every six months payable on 1st January and 1st July. This charge includes maintenance to the grounds, communal areas and to the building. There is a ground rent charge of £412.44 per year payable on 1st January.

DIRECTIONS NN6 0QE

What3Words:///

Proceed out of Northampton town centre in an easterly direction along the old Wellingborough Road A4500 passing the Northampton suburbs of Great Billing and Ecton Brook. Upon entering Ecton, turn right just before the Worlds End public house/restaurant. Proceed into the heart of the village. After approximately 100m turn left into Church Way and the entrance to Ecton Hall is through electric gates.



PROPERTY INFORMATION

Services: Mains electricity and water are connected. Heating via electric storage heaters. There is gas to the building but not to this particular apartment.

Broadband: Superfast broadband available

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band E
£2,810.44 for the year 2025/2026

EPC Rating: Exempt – Grade II Listed

Tenure: Leasehold

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

February 2026

Important Notice:

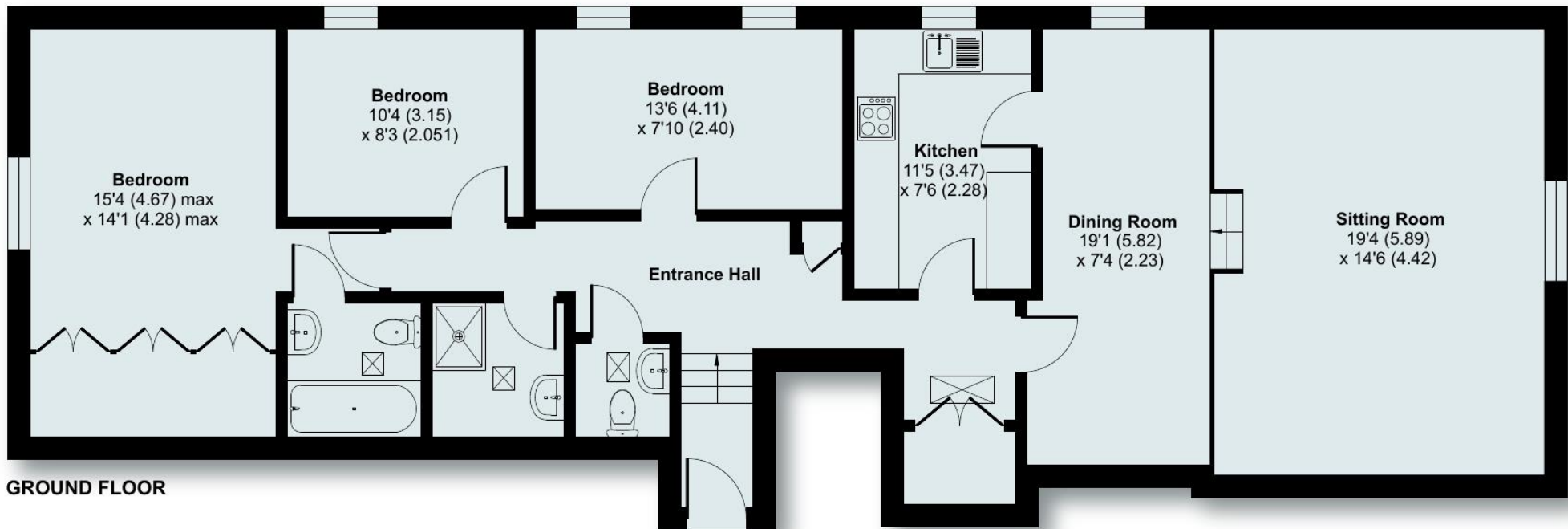
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested 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.

jackson-stops.co.uk

Flat 12, Ecton Hall, Church Way, Ecton, Northampton

Approximate Area = 1218 sq ft / 113.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1415648



NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk

jackson-stops.co.uk

OnTheMarket

rightmove

PrimeLocation.com



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910