



RECTORY COTTAGE,
MAIN STREET, HANNINGTON, NORTHAMPTONSHIRE



RECTORY COTTAGE,
MAIN STREET, HANNINGTON, NORTHAMPTONSHIRE, NN6 9SU

TOTAL APPROX. FLOOR AREA 2175 SQ FT / 202.0 SQ M (excludes studio/outbuilding)

AN ATTRACTIVELY POSITIONED STONE PROPERTY WITH STUDIO/OUTBUILDING LOCATED IN A HIGHLY POPULAR LOCATION



DISTANCE

Northampton 10 miles

(London Euston 1 hour)

Kettering 7 miles

(London St. Pancras 55 minutes)

Wellingborough 8 miles

Distances/times approximate

GROUND FLOOR

- Sitting room
- Dining room
- Family room
- Study
- Kitchen/breakfast room
- Utility room
- Ground floor shower room and separate cloakroom

FIRST FLOOR

- Main and secondary landings
- Four bedrooms
- House bathroom

OUTSIDE

- Wonderful landscaped gardens and courtyard
- Extensive off road parking
- Studio/outbuilding

GUIDE PRICE £825,000 Freehold

THE PROPERTY

Rectory Cottage is an attractively positioned detached stone period property located in the popular village of Hannington. Believed to date from the mid C17th the property offers versatile living accommodation and has been improved by the current owner to include a re-fitted kitchen and bathroom suites supplied by Bell of Northampton. The property retains a number of period features and also has a useful outbuilding/studio and landscaped gardens.

On the ground floor there are four reception rooms which include a main sitting room with wood burner set to a brick hearth. Stairs rise to the main first floor landing with a connecting door to an inner hallway which provides access to a study which includes fitted book shelving, a desk unit and cabinets and a separate dining room. Adjacent to the sitting room there is an impressive kitchen/breakfast room with high ceiling and exposed timbers comprising a range of fitted base and eye level units together with an island unit. Further features include granite worktop surfaces, soft close drawers, an enamel inset sink with built in appliances to include a Neff double oven and range cooker set to a brick recess. From the kitchen area the open plan design affords access to a lovely breakfast/garden room area with double doors providing access to a terrace and an attractive aspect to the house gardens. From this area a door provides access to a family room with coal effect gas fire and adjacent ground floor shower room with wash hand basin/vanity unit, W.C., double shower and heated towel rail. From the family room stairs rise to a potential guest bedroom. Also to the ground floor there is a utility room and a separate cloakroom.

On the first floor a main landing area provides access to the principal bedroom which comprises a range of fitted double wardrobes, a dressing table and an attractive dual aspect. Also from the main landing access is provided to the house bathroom which comprises bath, shower cubicle, W.C. wash hand basin/vanity unit and a heated towel rail. Beyond the main landing there is a secondary landing which in turn provides access to two further double bedrooms both with built in/fitted wardrobes.





OUTSIDE

Twin wrought iron gates provide access to a gravelled driveway and area providing off road parking for multiple vehicles. The gardens and grounds form an impressive and attractive feature to Rectory Cottage comprising gated paved courtyard area and various paved terrace and patio seating areas.

Steps rise to the main house gardens which are largely laid to lawn with beautiful well stocked flower and shrub borders and further paved seating areas. Beyond the main garden there is a further landscaped garden area with further well stocked flower and shrub borders and a garden shed. In addition to the main house there is a brick outbuilding/studio which could provide potential for a number of uses with light and power connected.

Agents note : We are advised by The Vendor that the neighbour has a right of access over the drive for emergency and maintenance purposes only.



LOCATION

The popular village of Hannington lies in open countryside to the northeast of Northampton within two miles of the popular Pitsford Reservoir and Nature Reserve and one mile from Walgrave Primary School. The village is conveniently located for Northampton, Wellingborough and Kettering with train services available from Northampton into London Euston in around one hour together with services offered from Wellingborough and Kettering into London St. Pancras in around fifty minutes. The M1 motorway is fourteen miles to the south (junction 15) and the A14 (A1/M1 link road) is six miles to the northeast. An extensive range of leisure, school and shopping facilities are available in the County towns of Northampton, Wellingborough and Kettering.

DIRECTIONS SAT NAV NN6 9SU

What3words: mimes.player.midwinter

From Northampton take the A43 towards Kettering. After about nine miles turn left signposted to Hannington. Continue through the village and just after the church the entrance to Rectory Cottage can be seen on the left.



PROPERTY INFORMATION

Services: All main services are connected to the property.

Broadband: Ultrafast broadband is available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band F
£3,47.64 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

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

April 2026 (images taken 2025 when fully furnished)

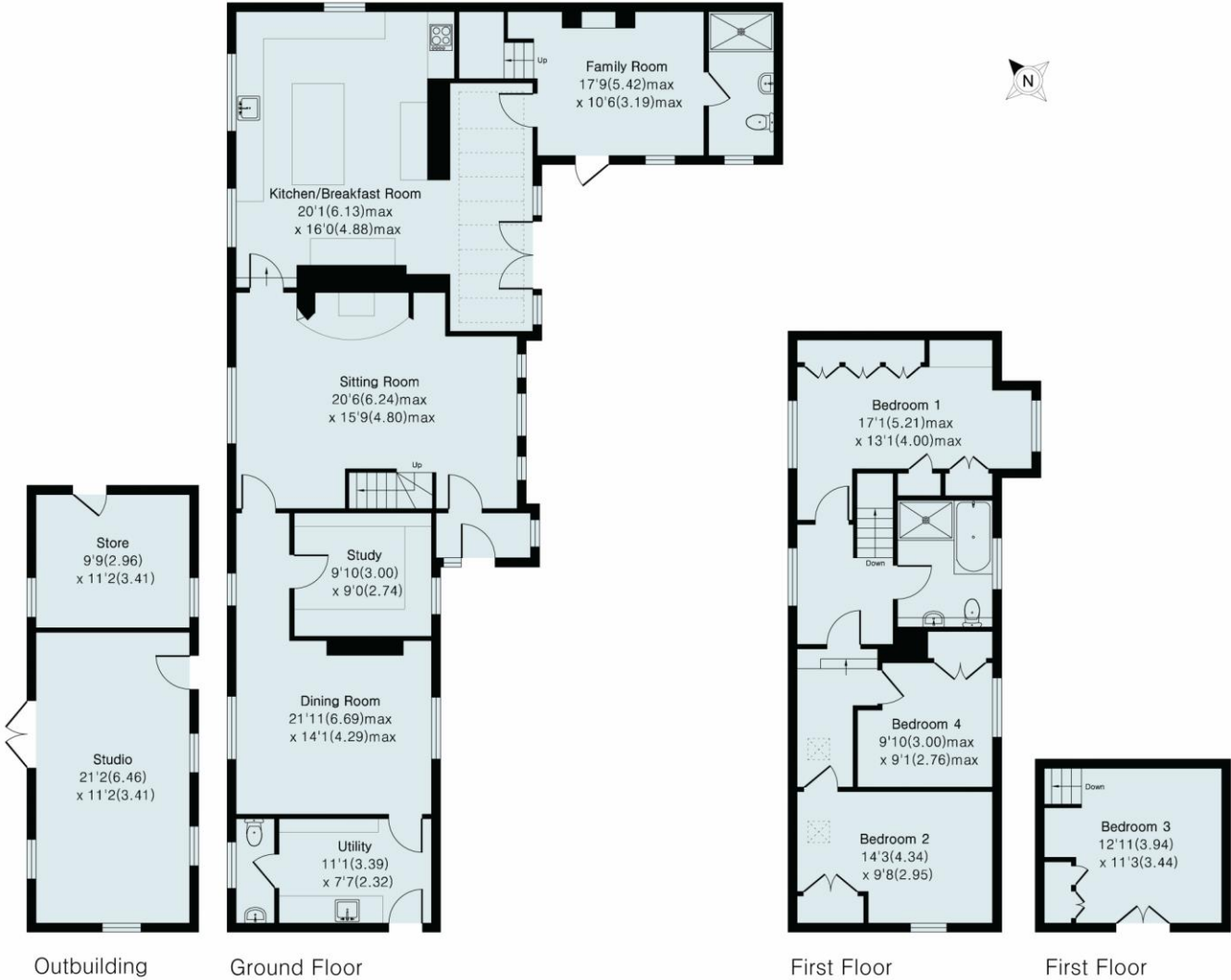
Important Notice:

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.

Rectory Cottage, Main Street, Hannington, NN6 9SU

Approximate Area = 2175 sq ft / 202.0 sq m (excludes outbuilding)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk

jackson-stops.co.uk

OnTheMarket

rightmove

PrimeLocation.com



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910