



THE OLD SCHOOL HOUSE
LITTLE HOUGHTON, NORTHAMPTONSHIRE

JACKSON-STOPS 

THE OLD SCHOOL HOUSE,
30 LODGE ROAD, LITTLE HOUGHTON, NORTHAMPTONSHIRE, NN7 1AE

TOTAL APPROX. FLOOR AREA 1,481 SQ FT/137.5 SQ M

MOST ATTRACTIVE PERIOD DETACHED COTTAGE ADJOINING OPEN COUNTRYSIDE AND IN NEED OF FURTHER UPDATING IN THIS POPULAR VILLAGE SETTING



DISTANCE

Northampton town centre 4 miles

(London Euston in around 1 hour)

Wellingborough 10 miles

(London St Pancras in around 50 minutes)

M1 (Junction 15) 5 miles

Distances/times approximate

GROUND FLOOR

- Reception hall with woodburning stove
- Good sized sitting room
- Kitchen
- Dining room
- Bathroom

FIRST FLOOR

- Bedroom with en suite shower
- Two further bedrooms, one being a walk through room

OUTSIDE

- Enchanting south facing gardens
- Off road parking
- Covered car port
- Range of outbuildings
- Rear courtyard.

GUIDE PRICE £475,000 Freehold

THE PROPERTY

Offered to the market for the first time in over 45 years, The Old School House presents a rare opportunity to update and restore a property with a long history and plenty of character. Set within a popular village location, the property offers the chance to create a home suited to modern living while retaining its original features and charm, being Grade II listed of historical importance.

The house sits within mature gardens and backs onto open countryside, giving a good degree of privacy and pleasant rural views.

The property has long been part of the village's history. A date stone on the front gable, inscribed "TW/1762", is believed to refer to Thomas Ward (1706–1772), whose initials can still be seen on the building today. Provision for a school house on the site was first recorded in the will of William Ward dated 1673. The building continued to serve as the village school until 1891 before later becoming the home seen today.

The entrance hall includes a window overlooking the rear garden, an understairs cupboard and an inglenook-style fireplace with inset wood-burning stove. Stairs rise to the first floor, with access through to the main reception rooms.

The sitting room is positioned at the rear of the property and enjoys a dual aspect, with French doors opening onto the garden and a picture window overlooking paddock land beyond. A period fireplace forms the main focal point of the room.

The kitchen is fitted with a range of base and wall units, contrasting worktops and integrated appliances, with a door leading to the rear courtyard. The adjoining dining room also features an open fire with windows to both the front and rear.

On the first floor, the landing leads to a bedroom with en suite shower room and two further bedroom areas, one of which is currently arranged as a walk-through room but could easily be divided to create a separate bedroom.



OUTSIDE

There is off road parking through wrought iron gates leading to a carport and access to the rear courtyard with a range of outbuildings and covered porch. To the south of the property are beautifully planted and landscaped gardens laid to lawn with various flower and shrub borders and maturing trees all of which adjoins open countryside.

LOCATION

Little Houghton is a pretty village lying to the east of the county town of Northampton and surrounded by attractive open countryside. This thriving village has a popular gastro pub in The Four Pears, a well-regarded primary school, active village hall and church along with a children's play area.

The county town of Northampton provides more extensive shopping and leisure facilities including the Derngate Theatre and is home to the premiership rugby team, the Northampton Saints. The town also offers a railway station with journey times to London Euston from 55 minutes. M1 junction 15 is within 5 miles of the village providing connectivity to London Luton airport and Birmingham airport both within the hour

DIRECTIONS SAT NAV NN7 1AE
What3Words: planet.keep.basket



PROPERTY INFORMATION

Services: Mains water and electricity. Heating is via storage heaters and we believe that gas is available in Lodge Road for connection.

Broadband: Ultrafast broadband available in village

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band F
£3,582.05 for the year 2026/2027

EPC Rating: Exempt – Grade II listed

Tenure: Freehold

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

Important Notice:

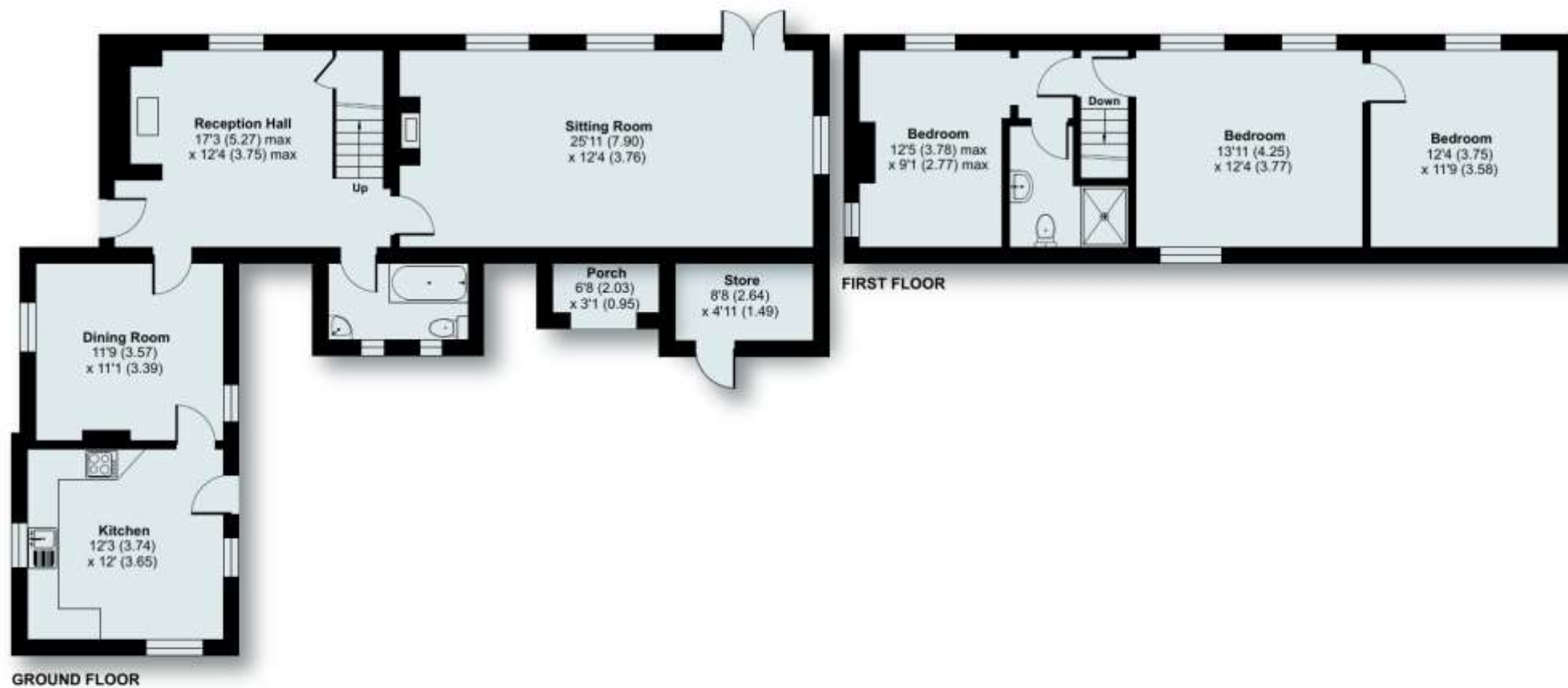
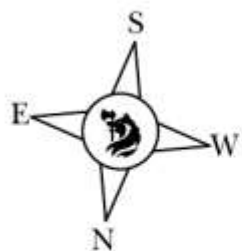
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested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

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30 Lodge Road, Little Houghton, Northampton, NN7 1AE

Approximate Area = 1481 sq ft / 137.5 sq m (excludes outbuildings)

For identification only - Not to scale





NORTHAMPTON

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PROPERTY EXPERTS SINCE 1910