



MANOR FARMHOUSE,
GRENDON, NORTHAMPTONSHIRE

JACKSON-STOPS 



MANOR FARMHOUSE,
MANOR ROAD, GRENDON, NORTHAMPTONSHIRE NN7 1JF

TOTAL APPROX. FLOOR AREA 4,848 SQ FT / 450.3 SQ M

AN ATTRACTIVE STONE FARMHOUSE REQUIRING RENOVATION AND MODERNISATION AND ENJOYING A PROMINENT POSITION ON THE EDGE OF THE VILLAGE WITH STUNNING RURAL VIEWS



DISTANCE

Wellingborough about 6 miles
(London St. Pancras in 50 minutes)

Olney about 8 miles

Northampton 10 miles
(London Euston in 55 minutes)

Milton Keynes about 18 miles

Distances/times approximate

GROUND FLOOR

- Reception hall
- Four reception rooms
- Kitchen/breakfast room
- Utility room and pantry
- Cloakroom
- Access to cellar

FIRST FLOOR

- Principal bedroom suite
- Two further double bedrooms
- Bathroom

SECOND FLOOR

- Two linked leisure areas
- Three attic bedrooms

OUTSIDE

- Single garage with workshop
- Parking bay
- Traditional outbuildings
- Front and rear gardens
- In all approximately 0.42 of an acre

GUIDE PRICE £800,000 Freehold

THE PROPERTY

On behalf of Compton Estates, we have the privilege of offering Manor Farmhouse to the open market. Lying on the edge of the Castle Ashby Estate, the sale offers a rare opportunity to acquire an imposing Grade II listed farmhouse with amazing westerly views over Capability Brown parkland with Castle Ashby House enjoying a commanding position in the far distance.

This tall handsome property dates back to the late 17th century with modifications in the mid-19th century and is constructed of regular coursed limestone under a plain tiled roof. The principal reception rooms and first floor bedrooms are all well-proportioned with tall ceiling heights. The farmhouse retains many period features including fine oak staircase, working window shutters and original fireplaces.

The farmhouse is in need of renovation and modernisation to include new kitchen, bathrooms and decoration throughout, along with taking services up to the second floor to provide three additional bedrooms.

The property sits in a commanding position on the edge of the village with panoramic views in a westerly direction over gentle rolling countryside and one needs to make the commitment to view to appreciate this rare opportunity.

Panelled front door opens to reveal entrance hall which leads through to the impressive oak herringbone floored reception hall with wide oak staircase gently rising to the upper floors. The two principal reception rooms lie off the hall with the drawing room enjoying a double aspect with open fireplace. The sitting room benefits from a triple aspect with woodburner sitting proudly in the fireplace with black granite hearth.





In the corner of the reception hall is the cloakroom with door to rear garden and stone steps lead down to the flagstone floored wine cellar.

The cosy family room lies in the heart of the house with open fire and adjoining is the dining room with built in wooden dresser and corner cupboard along with open fireplace.

The kitchen/breakfast room lies at the southern end of the house with fitted units and a green two ovened gas fired AGA. Beyond lies the utility room and pantry.

FIRST FLOOR

The beautiful wooden staircase gently rises up to wide galleried landing with two generous sized double bedrooms radiating off and served by the family bathroom. One of the bedrooms has a walk-in wardrobe and both benefit from having original fireplaces.

The principal bedroom lies at the end of the inner landing enjoying a double aspect with fitted wooden wardrobe and served by generous en suite bathroom with separate shower cubicle. The inner landing also offers access to a rear staircase down to the ground floor.

SECOND FLOOR

A wooden staircase rises up to the second floor which offers great potential to provide additional bedrooms. Currently there are five distinct areas, and one can easily see the potential to create three attic bedrooms served by central entertaining space with the ability to create a bathroom to serve all three bedrooms.





OUTSIDE

The front garden is enclosed behind a stone wall with lawn edged by herbaceous borders and a paved path leads to the front door. Outside the wall on the southern side lies a parking bay along with stone under slated roof garage accessed via a pair of wooden garage doors off the drive to Manor Court.

Attached to the rear of the garage is a very useful workshop / garden store.

A path leads round the southern gable end of the farmhouse allowing direct access onto the split level rear garden mainly laid to lawn and edged by well stocked and mature herbaceous borders including rose border. As one approaches the bottom of the garden, the view opens up to reveal Castle Ashby House in the far distance along views over the quarter ponds and attractive rolling countryside.

Divided from the main garden by stone wall is the former kitchen garden with run of brick outbuildings which in their day would have been used for the rearing of pigs and keeping of hens and now offering very useful additional covered storage and providing shelter from the prevailing winds.

Lying close to the farmhouse is another walled area featuring further borders with a path leading to another attractive stone garden shed.





LOCATION

Grendon is a popular village with an active local community and benefitting from a very successful and highly sought after Church of England primary school. There is a bus service from the village to Wollaston Upper School with private schooling facilities available in Northampton, Wellingborough and Bedford.

The village is surrounded by attractive countryside offering excellent facilities for the walking, riding and cycling enthusiast. The neighbouring village of Castle Ashby benefits from a rural shopping yard including deli and popular café. The Georgian market town of Olney, Wellingborough and county town of Northampton provide shopping and leisure facilities and the village is within a short drive of Rushden Lakes shopping and leisure complex.

The village is rural but not isolated with good accessibility to the A45 connecting Junction 15 of the M1 to the A14 and A1. Both Wellingborough and Northampton have main line stations offering connectivity into St Pancras International and Euston respectively, within the hour. The village also benefits from a community run minibusservice to Northampton and Wellingborough running daily from Monday to Saturday.

DIRECTIONS SAT NAV NN7 1JF

What3Words: [boosted.horseshoe.outraged](#)

Approaching from the west, climb the hill into the village and as the road starts to bear round to the right, Manor Farmhouse will come into view on your right hand side.



PROPERTY INFORMATION

Services: Mains water, electricity, drainage and gas are connected.

Broadband: Gigaclear fibre broadband is available in the village but not currently connected.

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band H
£4,835.98 for the year 2026/2027

EPC Rating: Not Applicable Grade II listed

Tenure: Freehold

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

May 2026

Important Notice:

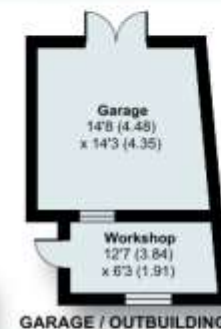
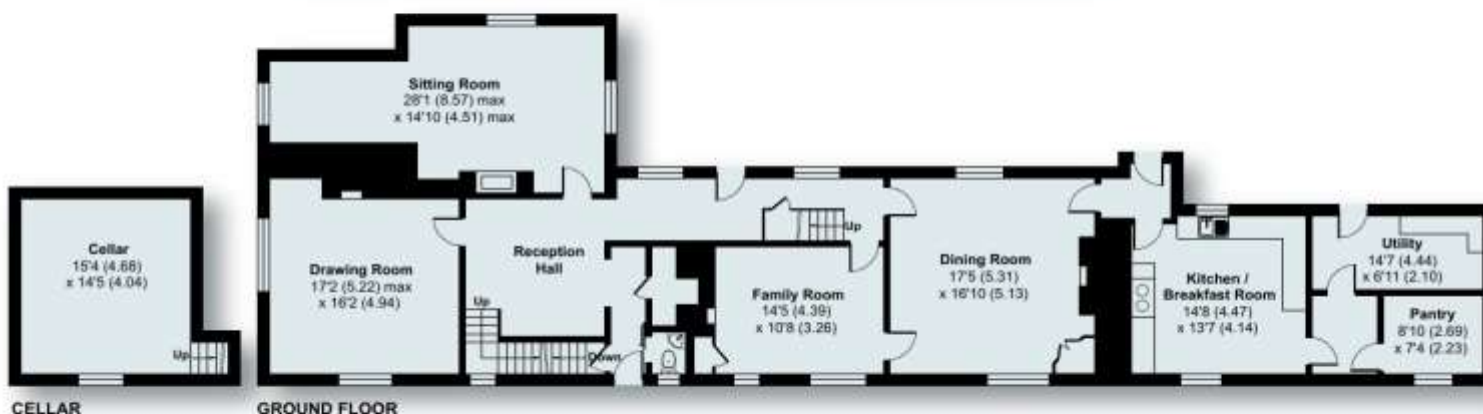
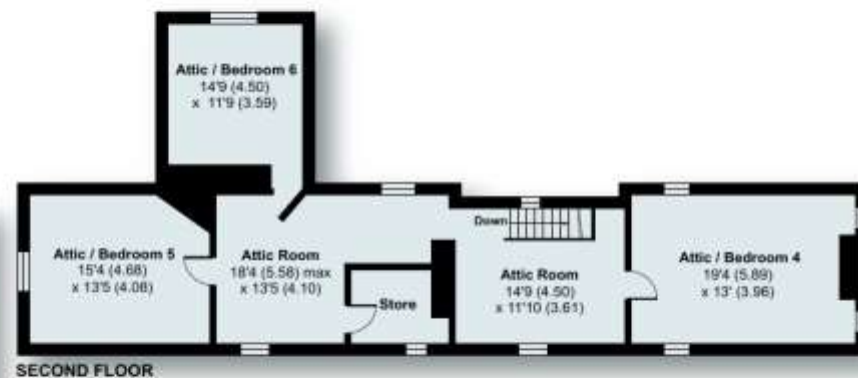
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested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



Manor Farmhouse, 29 Manor Road, Grendon

Approximate Area = 4848 sq ft / 450.3 sq m (excludes garage)

For identification only - Not to scale



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: 1453707



NORTHAMPTON

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