



MIDDLE FARM HOUSE,
CHELVESTON, NORTHAMPTONSHIRE



MIDDLE FARM HOUSE,
THE GREEN, CHELVESTON, NORTHAMPTONSHIRE, NN9 6AJ

TOTAL APPROX. FLOOR AREA 2,411 SQ FT / 223.9 SQ M

A PERIOD FORMER FARM HOUSE ENJOYING A PROMINENT POSITION SET BACK FROM THE VILLAGE GREEN



DISTANCE

Rushden about 3 miles

Wellingborough about 5½ miles
(London St Pancras 50 minutes)

Kimbolton about 10 miles

Milton Keynes about 28 miles

Cambridge about 35 miles

Distances/times approximate

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Kitchen/breakfast room
- Garden room
- Utility and cloakroom

FIRST FLOOR

- Galleried landing
- Principal bedroom with en suite shower room
- Three further double bedrooms, one benefitting from a dressing room
- Family bathroom

OUTSIDE

- Double bay carport
- Dedicated off-road parking
- Walled rear garden
- In all approximately 0.15 of an acre

GUIDE PRICE £800,000 Freehold

THE PROPERTY

Middle Farm House dates back to around the 1850's and stands proud overlooking the village green and within a short walk of the Star and Garter public house which offers a great social facility and co-owned by three residents of the village.

The house is typical of the Victorian era with tall ceilings and well-proportioned rooms. In the custodianship of the current owners for the last 37 years, the property has been sympathetically modernised and upgraded yet has lost none of its period charm. More recently the kitchen/breakfast room has benefited from a bespoke kitchen with the utility room also having been upgraded with matching units.

A great addition to the property is the garden room that lies directly off the kitchen and enjoys wonderful views across the walled rear garden which has been soft and hard landscaped.

A paved path leads to the part glazed front door which opens to reveal the reception hall with varnished oak herringbone flooring. The two principal reception rooms lie to the front with sitting room ideally suited for entertaining with recessed display shelving and woodburner has pride of place in the fireplace with granite slips and hearth.

The dining room benefits from an original cast iron fireplace with inset decorative tiling and mirror above. Lying to the rear of the property is the well-appointed kitchen/breakfast room with bespoke Shaker units with matching island. The cream two oven electric AGA sits at one end and is complemented by AEG oven and oven/microwave along with halogen hob. The work surfaces are granite with matching breakfast table. Either side of the ovens are full height AEG fridge and freezer and next to the sink is a Bosch dishwasher. Adjoining but open to the kitchen is the utility area with run of matching units with plumbing for washing machine and dryer. Opposite are a full height run of fitted storage cupboards and at the far end lies the fully tiled cloakroom with part glazed shower cubicle.





Five years ago the garden room was added enjoying great views across the garden with bifold doors peeling back allowing direct access onto paved dining terrace.

FIRST FLOOR

The stair case off the reception hall gently rises to galleried landing in the heart of the house with all bedrooms radiating off. There are four bedrooms in total, three doubles and one single with the principal bedroom having a fully tiled en suite shower room. The remaining bedrooms are served by a good sized family bathroom which have been upgraded and include shower cubicle and full height storage cupboards with one housing condensing boiler.

OUTSIDE

The property is approached over a shared drive and benefits from ownership of two bays of an opened fronted traditional stone barn offering covered parking for two cars. The property also benefits from off-road parking both in front of the two bays and also along the western boundary of the garden.

The front garden is enclosed behind a mature privet hedge with lawns either side of the tiled path leading to the front door.



To the rear lies a mature walled garden. A surface dressed path leads to paved seating area and the path continues around the side of the house allowing access to useful outdoor store and side door into the kitchen. The lawn is edged by mature herbaceous borders interspersed with surface dressed paths and a gate at the top allows access to the open fronted barn. Within the garden is a working well.

LOCATION

The village of Chelveston is surrounded by attractive rural countryside providing the perfect environment for the walking, cycling and riding enthusiast. Adjoining the village is Rushden Golf Club and both Kimbolton and Rushden provide a good range of local shopping facilities including Waitrose supermarket and the highly popular Rushden Lakes retail outlet with shops, restaurants and cinema.

The beautiful market town of Kimbolton is also nearby which is home to Kimbolton co-educational independent school with further independent schools available at Bedford, Oundle and Wellingborough.

The area is well served by communications with the A45 providing direct link up to the M1 and A14 (A1/M1 link road). The village is served by the Number 94 bus offering connecting to Rushden Lakes, Raunds, Thrapston and Oundle.

For the commuter there are mainline train services from Wellingborough, St Neots and Bedford stations into both London Kings Cross and St Pancras international all within the hour.

DIRECTIONS SAT NAV NN9 6AJ

What3words: [promise.window.skidding](#)

From the A6 at Higham Ferrers proceed on the B645 signed to Kimbolton. Shortly after passing Rushden golf club, you will enter the village of Chelveston and Middle Farm House lies on the opposite side of the road to The Star and Gaitor public house and fronts onto The Green. Either park on The Green or proceed up the western side of Middle Farm House and park by the garden wall or in front of the first two bays of the open carport.



PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage are connected. Gas fired condensing boiler to radiators.

Broadband: Gigaclear fibre broadband available in the village

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band E
£2,951.94 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

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

June 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

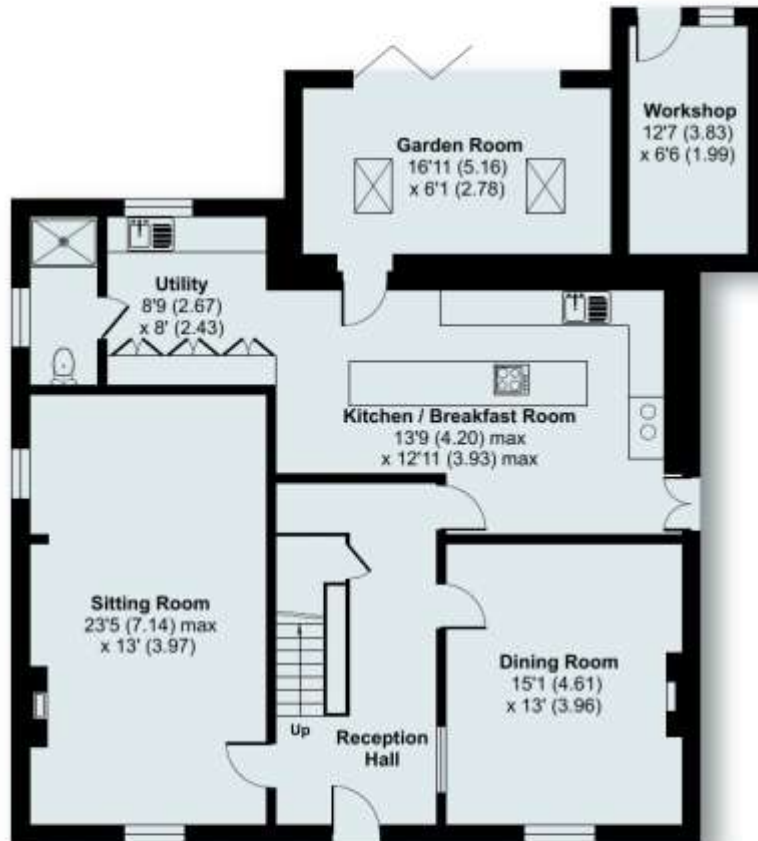
Middle Farm The Green, Chelveston

Approximate Area = 2411 sq ft / 223.9 sq m (excludes carport)

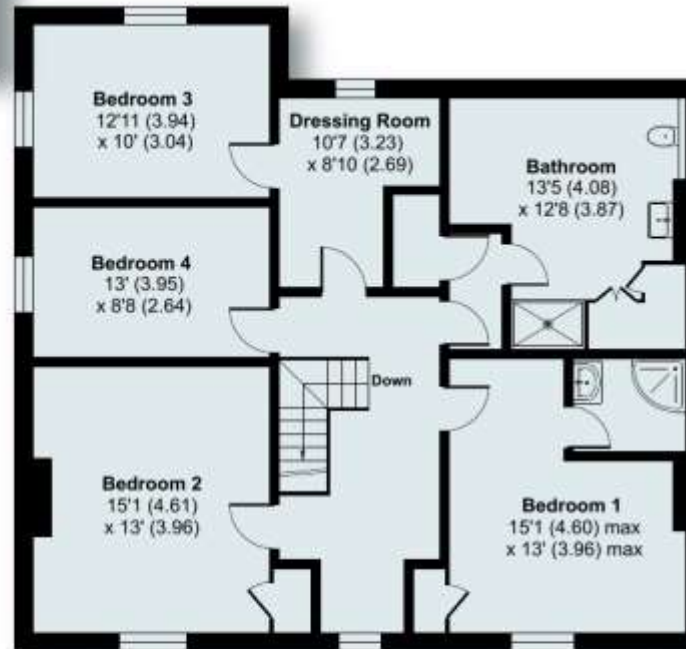
Outbuilding = 82 sq ft / 7.6 sq m

Total = 2493 sq ft / 231.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



CARPORT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk
jackson-stops.co.uk

OUNDL

01832 617 617

oundle@jackson-stops.co.uk
jackson-stops.co.uk



JACKSON-STOPS 

PROPERTY EXPERTS SINCE 1910