



CARPENTERS YARD,
ORLINGBURY, NORTHAMPTONSHIRE

JACKSON-STOPS 



**4 CARPENTERS YARD
ORLINGBURY, NORTHAMPTONSHIRE, NN14 1HY**

MAIN HOUSE - TOTAL APPROX. FLOOR AREA 2,618 SQ FT / 243.2 SQ M

ANNEXE - TOTAL APPROX. FLOOR AREA 810 SQ FT / 75.2 SQ M

**A BEAUTIFULLY PRESENTED AND
ATTRACTIVELY POSITIONED FAMILY HOME
TOGETHER WITH SELF-CONTAINED ANNEXE
IN A HIGHLY DESIREABLE LOCATION**



DISTANCE

Wellingborough 4 miles

(London St. Pancras 50 minutes)

Kettering 5 miles

Northampton 10 miles

(London Euston 1 hour)

Distances/times approximate

GROUND FLOOR

- Main hall
- Cloakroom
- Sitting room
- Dining room
- Family room
- Kitchen/breakfast room
- Utility room
- Boot room
- Cellar

FIRST FLOOR

- Main landing
- Main bedroom and en suite
- Three further bedrooms
- Jack and Jill bathroom
- Shower room

OUTSIDE

- Self-contained one bedroom annexe
- Attractive landscaped gardens and grounds
- Gravelled driveway
- Double carport
- Outhouse and store
- In all the plot extends to approximately 0.35 acres (0.14 hectares)

GUIDE PRICE £1,250,000 Freehold

THE PROPERTY

4 Carpenters Yard is an exceptional period property offering beautifully presented and stylish living accommodation, located in a conservation area of the highly desirable village of Orlingbury. The house and grounds have been extensively improved by the current owners during their time there over the past twenty years or so to include a meticulous modernisation program of the main house and the creation of a superb detached self-contained annexe which provides useful ancillary accommodation and potential for a number of uses.

On the ground floor an entrance lobby and main hall is approached via an oak front door. From the main hall access is provided to a cellar which is currently used as a music studio and gym, together with access to lovely sitting room with fireplace and wood burner fire. There is also a separate dining room with original parquet flooring and an original fitted cupboard and a wood burner fire. From the dining room open access is provided to an attractive kitchen/breakfast room comprising a range of solid oak base and eye level units made by Fired Earth in Adderbury. The units have soft close drawers together with a twin enamel sink set to granite worktop surfaces. There is also space for an American style fridge/freezer and an integrated Siemens dishwasher. There is a lovely snug/breakfast area to the kitchen with contemporary style bespoke crittall double doors providing access to a landscaped garden area and frontage. Adjacent to the kitchen/breakfast room there is a boot room with external door and adjoining cloakroom with wash basin and W.C. and a utility room. There is a further reception room described as a family room with a wood effect stove and further bespoke contemporary style crittall double door affording access to the lovely landscaped family gardens.

On the first floor a landing provides access to the main bedroom suite, which features built in wardrobes and drawers and en suite bathroom comprising rolltop bath with shower mixer tap, pedestal wash hand basin and a W.C. There are three further bedrooms to the first floor together with a Jack and Jill bathroom comprising bath, wash hand basin set to vanity unit and W.C. serving both bedrooms two and three. In addition there is a separate shower room of contemporary design comprising shower cubicle, wash hand basin and W.C.





ANNEXE

Providing high quality ancillary accommodation to the main house with underfloor heating, this self-contained annexe is a notable feature to the property.

The accommodation comprises an impressive and spacious sitting room with wood burner fire and double doors which offer access to a small private courtyard area. There is a fitted kitchen with adjacent open dining area. The kitchen comprises a range of fitted units, a Mercury range cooker, plumbing for a washing machine and a sink unit set to worktop surfaces. Double doors from the dining area provide access to a second small enclosed courtyard area. There is also a bathroom comprising bath with shower mixer tap, W.C. and pedestal wash hand basin and a double bedroom.

Planning permission was granted in September 2025 for the conversion of the annexe to make a two bedroom property and the option to be able to separate the annexe as a separate dwelling if so desired. Application number NW/25/00156/FUL.





OUTSIDE

The gardens and grounds are an attractive feature to the property and offer a high degree of privacy. Oak double wooden gates afford access to an extensive driveway flanked by laid to lawn garden areas. There is further hardstanding providing additional off-road parking complimented by a large car port with adjacent store which has light and power connected. To the immediate front of the house there is a pretty landscaped area with planted flowers and shrubs, block paved feature pathway and seating areas with a wrought iron gate providing access to the main formal garden area. This area is also landscaped being largely laid to lawn with further feature block paved pathways and seating areas all ideal for outside entertainment and alfresco dining. There is also a brick and timber greenhouse and partitioned stone store with electric and water connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annexe





LOCATION

Orlingbury is an attractive sought after village set around a village green and benefits from a thriving village community with facilities including a public house, coffee shop and village hall. Primary school education is available in the neighbouring village of Little Harrowden, and state secondary schooling is available in Wellingborough and Kettering which both provide extensive shopping and leisure facilities in addition to the nearby Rushden Lakes. Popular private schools in the area include, Spratton Hall, Wellingborough, Oundle and Northampton High School. The village of Orlingbury is well placed for communication links by both road and rail with mainline railway stations available at both Wellingborough and Kettering with journey times into London St. Pancras in around fifty minutes. Further train services are available from Northampton into London Euston with journey times of around one hour. The A14 (A1/M1 link) is around 4 miles and the M1 (J15) is around 16 miles from the village.

DIRECTIONS SAT NAV NN14 1HY

What3Words: [copies.cabin.recapture](#)

From Northampton take the A43 towards Kettering. After approximately seven miles turn right towards Orlingbury on arriving in the village continue to the green and turn right and then an immediate left passing Orlingbury Hall. Turn right in to Rectory Lane and 4 Carpenters Yard can be seen set back from the road on the right behind double wooden gates.



PROPERTY INFORMATION

Services: All main services are connected to the property.

Broadband: Connected currently BT

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Main House -Council Tax Band G
£3,968.88 for the year 2026/2027
Annexe –Council Tax Band B
£1,852.14 for the year 2026/2027

EPC Ratings: Main House D
Annexe C

Tenure: Freehold

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

July 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.



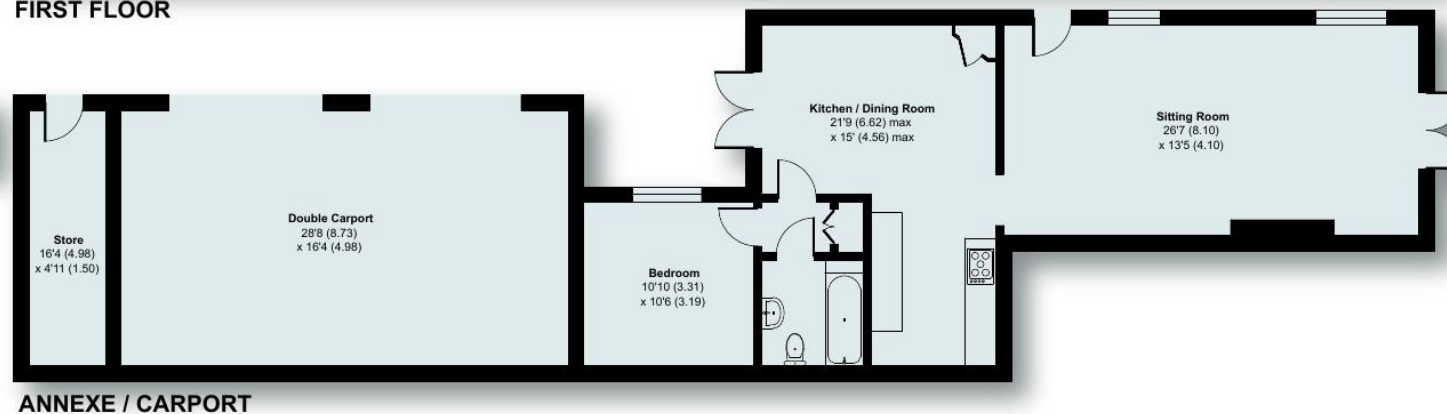
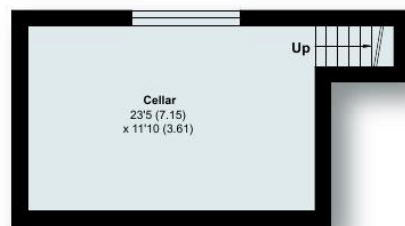
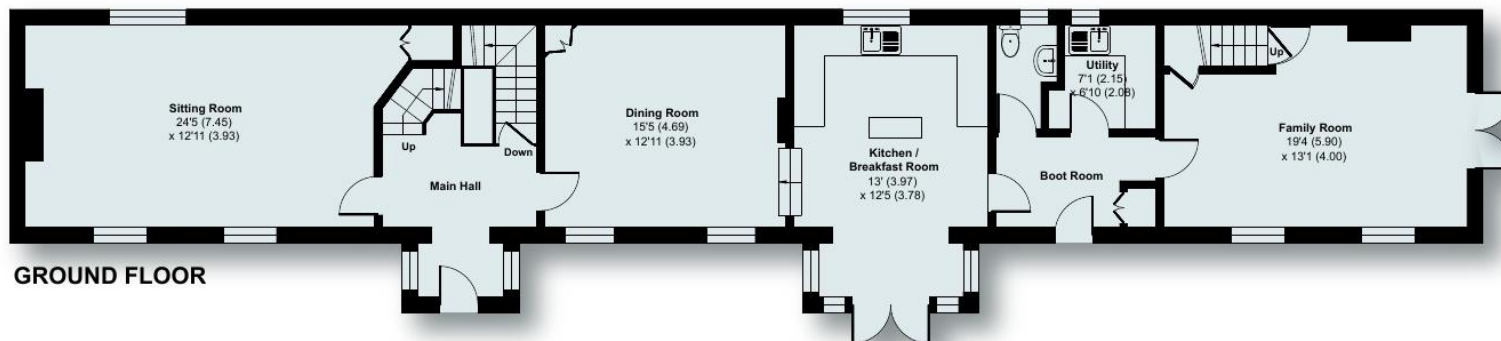
4 Carpenters Yard, Orlingbury

Approximate Area = 2618 sq ft / 243.2 sq m (excludes carport)

Annexe = 810 sq ft / 75.2 sq m

Total = 3428 sq ft / 318.4 sq m

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: 1482025



NORTHAMPTON

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