

Harrington, Northamptonshire

MICHAEL GRAHAM











A six bedroom detached barn conversion with front and rear gardens, outbuildings, a double garage, an outdoor pool and gated driveway parking for multiple cars, situated in the village of Harrington.

Taigh An Orian

High Street, Harrington,
Northamptonshire, NN6 9NU

6 bedrooms

6 reception rooms

4 bathrooms

EPC Rating Band E

The property combines the scale and character of a traditional agricultural building with a contemporary interior designed for modern family life.

There is approximately 4,621 of accommodation over two floors which includes a kitchen/dining room, sitting room and a family room with an adjoining snug/hobby room. The ground floor also has a utility room, a four piece bathroom and three double bedrooms, one with a four piece en suite bathroom and one with a WC and washbasin, allowing single storey living if required.

On the first floor there is a galleried landing with a glass walkway between two double bedroom suites, both with a walk-in wardrobe and a four piece en suite bathroom with a WC, a washbasin, a Whirlpool bath and a separate shower. A cinema room measuring over 30 ft. with eaves storage and a separate bedroom, both featuring balcony Velux windows, is accessed via a spiral staircase from the main hall.

- Detached six bedroom barn conversion
- Three en suites and a family bathroom
- Kitchen/breakfast room
- Six reception rooms
- Underfloor heating
- Landscaped gardens
- Outbuildings and an outdoor pool
- Double garage, driveway parking & EV Charger

Additional Information

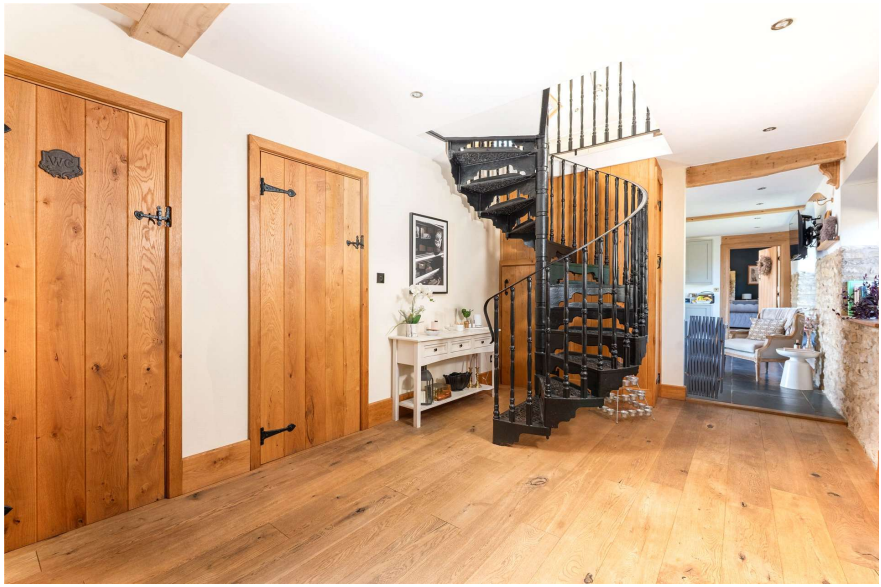
- Mains water, Electricity, Oil
- The Local Authority is North Northamptonshire Council
- The property is in council tax band G

Kitchen/Dining Room and Utility Room

The dual aspect kitchen has flagstone flooring and is fitted with a range of Shaker style units with Dekton splashbacks and work surfaces incorporating a sink and drainer with a mixer tap. Integrated appliances include a dishwasher and a four oven Everhot electric oven. There is space for a table and chairs and French doors to the patio and garden. The adjoining utility room has a door to the garden and is fitted with oak units, complementary work surfaces and a sink. There is space for a washing machine and tumble dryer.













Reception Rooms

The main house has six reception rooms which include a triple aspect sitting/dining room which measures 27 ft. 6 by18 ft., and has a stone built Inglenook fireplace with a wood burner, space for a dining table, and French doors to the garden. The family room measures almost 40 ft., and has stairs to the first floor, a wood burner, bi-fold doors to the garden and a door to the snug/hobby room. French doors open to additional reception rooms including a games room with a bar and cloakroom, and access to an office and a gym.







Outside

The property is accessed via a private lane leading to a driveway with an EV charger and parking for multiple cars in addition to the double garage. The front garden is laid to lawn with established borders and a central path leading to the front door and a decked terrace. The rear garden is split into sections including lawned areas with an extensive patio across the rear of the barn, ideal for alfresco dining and entertaining. Beside the garage is an area with timber outbuildings including a shed, bar, covered seating area and an office, all with light and power. The raised decked area has pool with a protective roll-out cover and space for seating. There is also a greenhouse, a vegetable garden and an additional seating and lawned area.

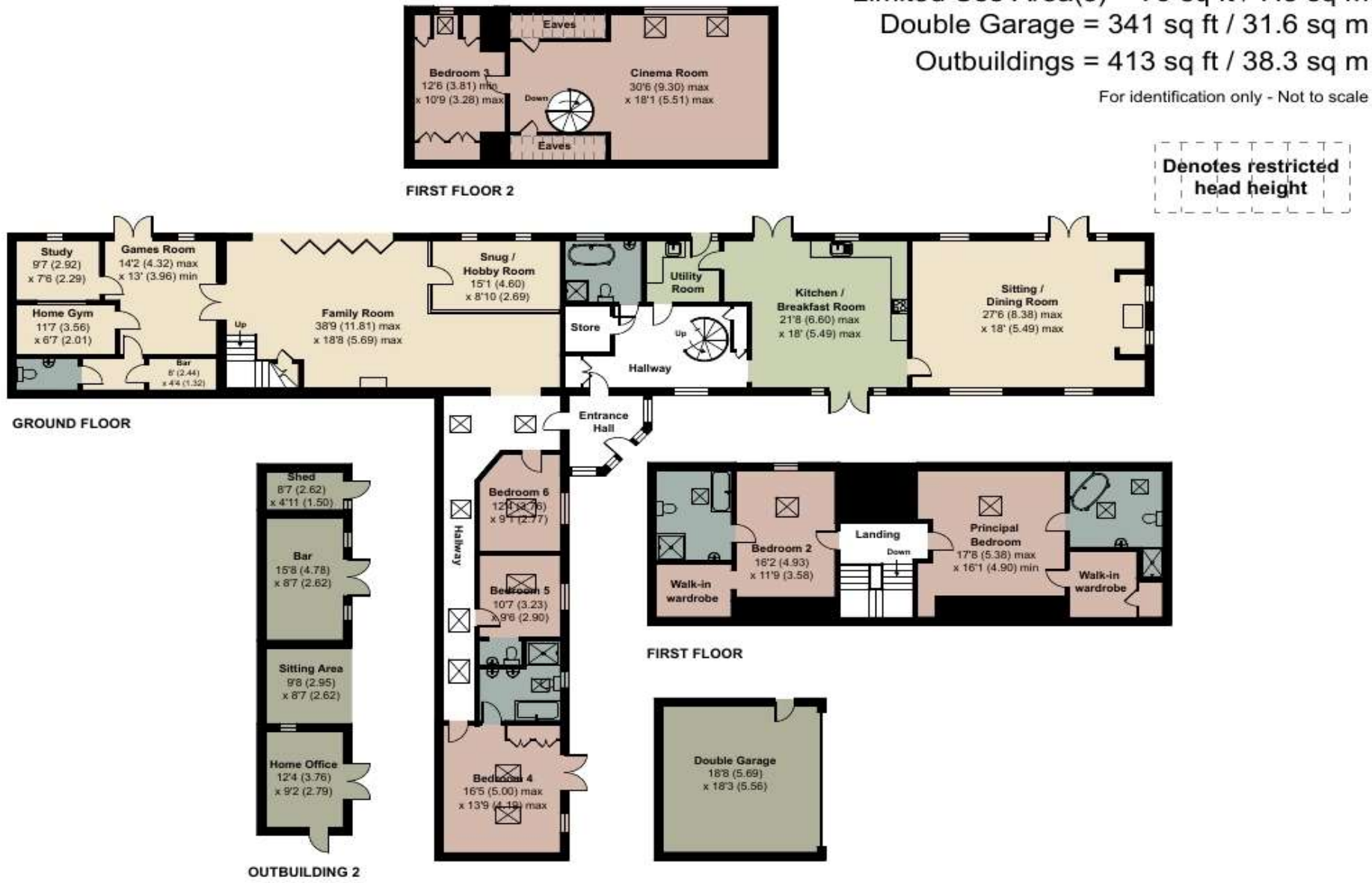




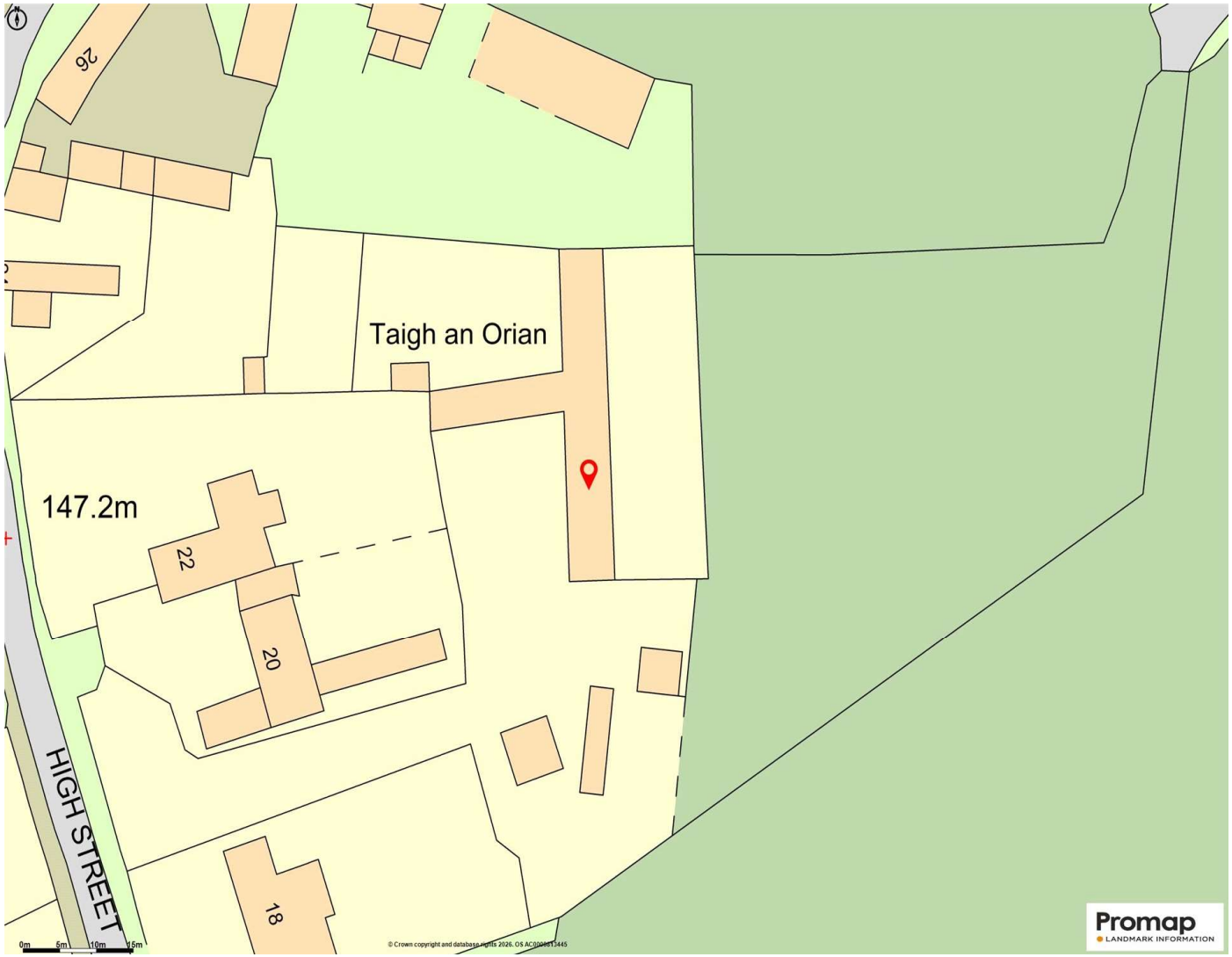


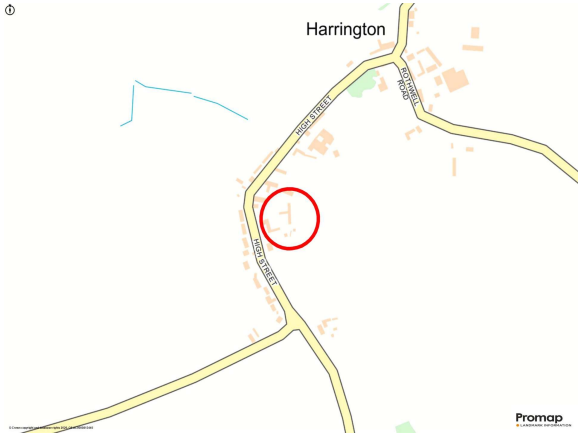
Total = 5902 sq ft / 548.2 sq m
Approximate Area = 5069 sq ft / 470.9 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Double Garage = 341 sq ft / 31.6 sq m
Outbuildings = 413 sq ft / 38.3 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1472141





Situation and Schooling

Harrington is a small Northamptonshire village with an active community. Primary education is available in neighbouring villages, with secondary schooling in nearby Rothwell, Market Harborough and Kettering. Independent schools include Spratton Hall, Wellingborough School, Oundle School, Rugby School and Uppingham School, all of which are within comfortable reach. Local amenities include the Tollemache Arms Gastropub and the Church Farm Lodge B&B. Nearby convenience stores are located in within 6 miles, in the market towns of Rothwell and Market Harborough. For leisure activities, the village connects to National Cycle Route 6 and the

3.2 miles from A14

6.5 miles from Market Harborough

55 minutes to London St Pancras

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