

East Haddon, Northamptonshire

MICHAEL GRAHAM







An extended workers cottage with an enclosed rear garden, driveway parking, a single garage and other outbuildings, situated on the edge of the village with countryside views.

1 The Terrace

St. Andrews Road, East Haddon,
Northamptonshire, NN6 8DE

4 bedrooms

3 reception rooms

1 bathroom

EPC Rating Band D

The property requires complete modernisation and is for sale by formal tender which must be received by Tuesday 25th August. Viewings are available strictly by appointment on Saturday the 22nd of August between 9.30am and 1pm.

The original part of the property dates from the 17th century with later extensions built in the 1970s. The property has a plot of approximately 0.25 acres of mature gardens with far reaching views across open countryside. There is approximately 1,496 sq. ft. of accommodation set over two floors which includes an entrance hall with access to a utility/cloakroom and the kitchen/breakfast room. The ground floor also has a sitting room, dining room and garden room. On the first floor there are four double bedrooms and a three piece bathroom with a WC, a washbasin and a bath with a shower over.

There is a detached single garage, driveway parking and 290 sq. ft. of outbuildings including a greenhouse, a summer house, a shed and a workshop with an adjoining WC.

- End of terrace property
- Four bedrooms
- Cloakroom/utility
- Bathroom
- Three reception rooms
- Kitchen/breakfast room
- Utility/cloakroom
- Enclosed garden with outbuildings
- Garage and driveway parking
- In need of modernisation

Additional Information

- Mains Water, Gas, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band C

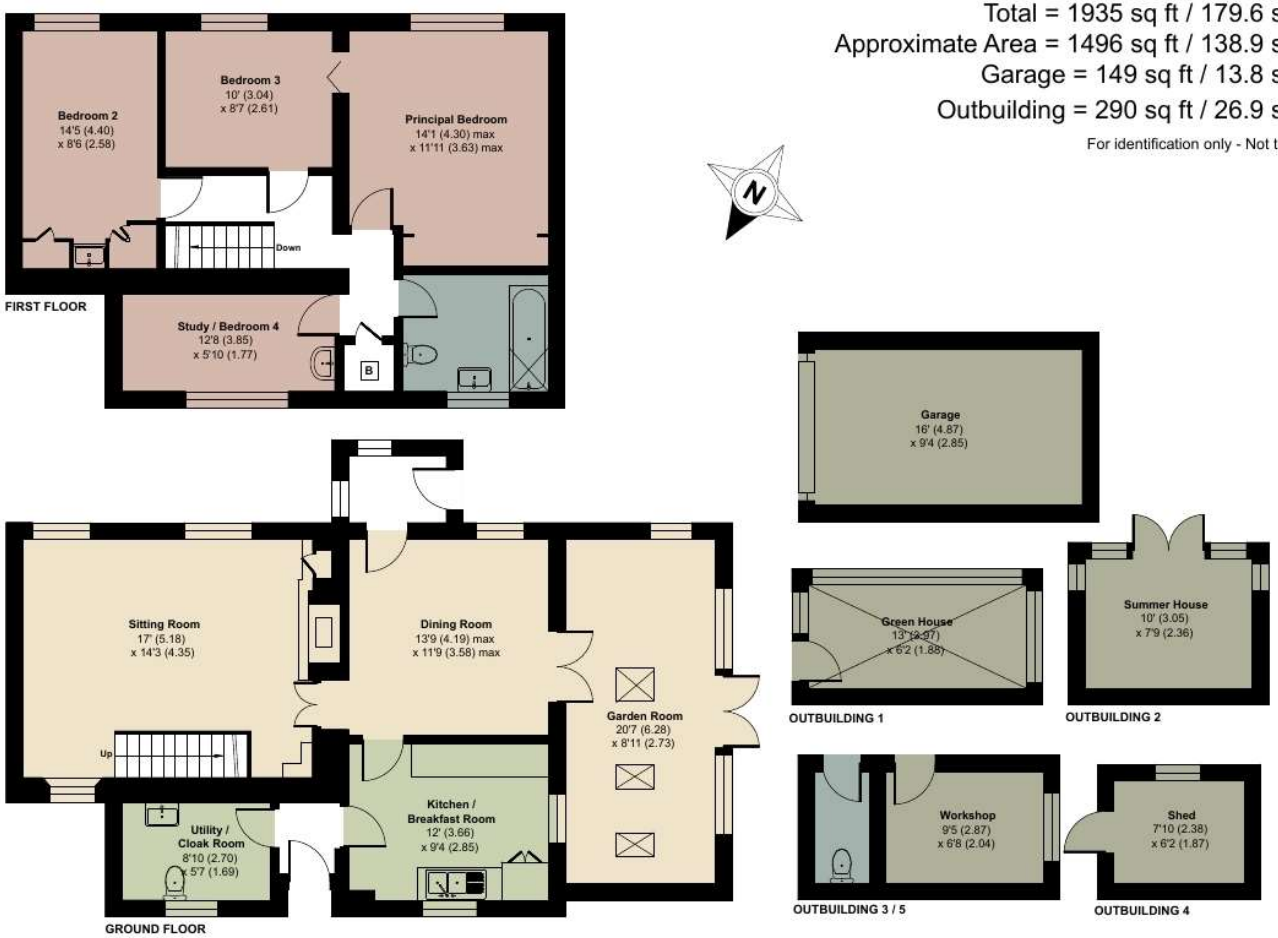
Reception Rooms
The dual aspect sitting room measures 17 ft. x 14 ft. 3 and has a feature fireplace with a wood burning stove and stairs to the first floor. Partially glazed double doors lead to the dining room which has access to the kitchen, a door to the front porch and glazed French doors to the garden room which has skylight windows, dual aspect windows and French doors to the garden.



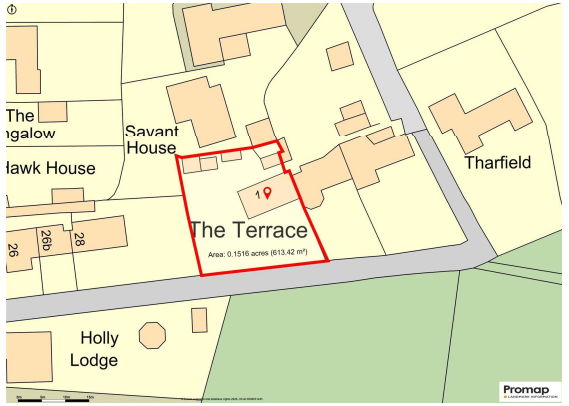




Total = 1935 sq ft / 179.6 sq m
Approximate Area = 1496 sq ft / 138.9 sq m
Garage = 149 sq ft / 13.8 sq m
Outbuilding = 290 sq ft / 26.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1499522



Situation and Schooling

The property is within walking distance of amenities in East Haddon has a public house/restaurant, a church, riding stables and cricket/tennis/football facilities. The village also has a primary school and is in catchment for Guilsborough School. Long Buckby is within 5 miles and has supermarkets, a butcher, a pharmacy, a gym and restaurants that provide a delivery service. There are countryside walks from the property which is located between Holdenby and Althorp Estates which host many cultural events. There are state and public schools close by, including Spratton Hall, Northampton, Rugby and Bilton Grange. The Market Towns of Northampton, Kettering, Rugby and Market Harborough are all within travelling distance for leisure activities and shopping facilities, whilst each also has high-speed mainline train services to Euston or St. Pancras International. in under an hour.

8 miles from M1 junction 16

9 miles from Northampton

51 minutes from Euston

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