



**THE OLD RECTORY**  
MAIDFORD ROAD, FARTHINGSTONE, NORTHAMPTONSHIRE

**JACKSON-STOPS** 



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THE OLD RECTORY,  
MAIDFORD ROAD, FARTHINGSTONE, NORTHAMPTONSHIRE, NN12 8HE

TOTAL APPROX. FLOOR AREA 4,458 SQ FT / 354.21 SQ M

## A PERIOD FORMER RECTORY ENJOYING A PROMINENT POSITION IN THIS POPULAR VILLAGE WITH DETACHED COACH HOUSE, OUTBUILDINGS AND SET IN ATTRACTIVE GROUNDS



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### DISTANCE

Daventry about 6 miles

Towcester about 9 miles

Northampton about 11 miles

Milton Keynes about 20 miles

(London Euston from 30 minutes)

M1 (Junction 16) about 6 miles

Distances/times approximate

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### GROUND FLOOR

- Reception hall
- Drawing room
- Dining room
- Sitting room
- Kitchen/breakfast room
- Cloakroom, domestic offices and cellar

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### FIRST FLOOR

- Principal bedroom with ensuite
- Six further bedrooms
- Two bathrooms

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### OUTSIDE

- Detached one bedroom Coach House
- Stone garage
- Machinery and garden stores
- Two summer houses
- Swimming pool and tennis court
- Paddock and stabling
- In all approximately 2.87 acres

**GUIDE PRICE £1,350,000 Freehold**

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## THE PROPERTY

Built in 1842 to serve the nearby medieval church of St. Mary the Virgin, this attractive Grade II listed rectory, the work of architect Edward Haycock of Shrewsbury, retains its Victorian character and enjoys a timeless charm.

The sale offers the first opportunity to buy this character property in over fifty years and whilst in need of some modernisation and upgrading, once completed will provide a stunning home ideally suited for family living and entertaining. Complementing The Old Rectory is the converted detached stone Coach House offering excellent independent living facilities.

The Old Rectory is set within mature private grounds offering privacy and protection and approached over a gravelled drive with separate drive serving The Coach House. The main formal lawn enjoys a southerly aspect with fine views over unspoilt open rolling countryside.

As with all individual properties, a viewing is highly recommended to fully appreciate the extent of accommodation and lifestyle opportunities on offer.

## GROUND FLOOR

The stone porch reveals the panelled front door opening into the reception hall with principal rooms radiating off and wooden staircase gently rising to galleried landing with door below revealing steps leading down to the cellar. The drawing room enjoys fine views over the rear garden and open countryside. The focal point of the room is the open fireplace with timber mantelpiece and to one side sits a recessed cupboard with display shelving above. The bay fronted dining room is ideally suited for entertaining and features an open fireplace along with exposed wooden floorboards.

Lying in the heart of the house is the cosy sitting room featuring an LPG gas fire and a pair of glazed doors open onto the garden with working shutters. An inner hall runs northwards providing access to the remaining rooms on the ground floor.





The kitchen/breakfast room benefits from a range of bespoke Shaker units with black granite work surfaces and inset one and a half bowl white enamel sink. The blue four oven oil fired AGA has pride of place in the recess and supported by a Zanussi electric oven with four ring Miele hob. There is an integrated dishwasher and recess to house fridge/freezer. Across the hall lies the utility room with walk-in pantry with fitted wooden shelving, meat cupboard and built in Milners safe. Lying at the far end is the rear hall offering access to large boiler/store room with access to rear staircase, boot room and external door opens onto the side courtyard accessing the garage, converted Coach House and outbuildings.

## FIRST FLOOR

On climbing the staircase, a large picture window enjoys fine views across to the church of St. Mary the Virgin. The galleried landing opens onto the inner landing running through the middle of The Old Rectory with all rooms radiating off.

The principal bedroom lies above the dining room and enjoys a double aspect with fitted wardrobes and dressing table. Steps lead down to the en suite bathroom.

There are six further bedrooms, five doubles and one single and all are served by two bathrooms. Apart from bedroom six all bedrooms have fitted wardrobes.

## THE COACH HOUSE

Lying to the north of The Old Rectory and accessed over its own drive is the stone Coach House converted approximately thirty years ago. A part glazed door opens directly into fitted kitchen/breakfast room with living room to the left and to the right is a cloak/shower room. A staircase leads up to double bedroom with en suite bathroom and run of fitted wardrobes.

## OUTBUILDINGS

To the front of the Coach House and accessed off the main and side drive is the detached stone garage with electric up and over door and rear pedestrian door.





Attached to the Coach House is a single storey lean to comprising machinery shed and garden store along with gardeners W.C.

## GARDEN AND GROUNDS

A pair of timber gates open to reveal the gravelled drive providing generous off-road parking with direct access to the courtyard and single garage. The drive is edged by mature hedgerows and herbaceous borders.

The main grounds lie to the south and are accessed either side of The Old Rectory. The formal lawn gently falls away to the south enjoying delightful views out over open rolling countryside. The lawn is partly edged by mature herbaceous borders and overlooked by a timber summerhouse. Divided to the east by mature box hedge is the former kitchen garden and orchard.

The tiled swimming pool (un-commissioned for the last two years) is enclosed behind mature hedgerows offering privacy and is overlooked by another timber summerhouse with wooden pergola to one side with climbing vine providing dappled shade. Approached down a separate flight of steps is the tennis court, again enclosed behind mature hedgerows on three sides.

## STABLES AND PADDOCK

The grass paddock extends to approximately 1.52 acres and benefits from its own vehicular access off Maidford Road. The paddock is enclosed behind a combination of post and rail fencing and mature hedgerows and lying on the eastern boundary is a stone under slated roof building providing two stables, tack room/feed store and open fronted barn.

The top stable currently houses the pool filtration equipment and oil fired boiler which is 30 years old.





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## LOCATION

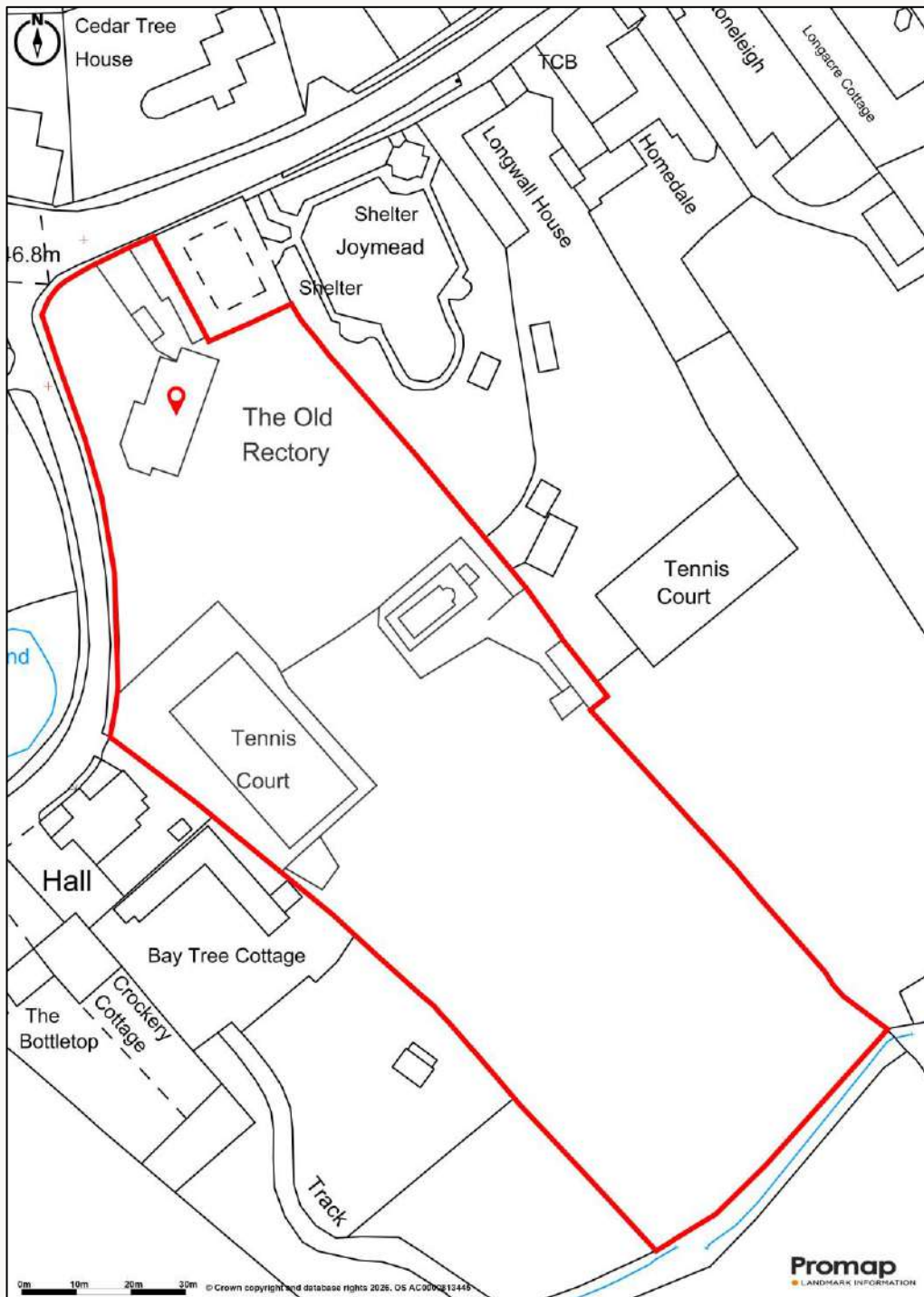
Farthingstone is a small rural village lying in beautiful rolling countryside in possibly the prettiest part of the county. The village boasts a church and the Kings Arms public house. The nearby village of Weedon provides essential shopping facilities with more extensive shopping and leisure facilities available in the market towns of Towcester and Daventry with both having Waitrose supermarkets along with other rival brands. The area is well served by both state and private schools including the renowned Winchester House prep school and very accessible to public schools at Stowe and Rugby with Oundle, Uppingham and Oakham further afield. The M1 is easily reached at Junction 16 within six miles and main line stations at both Northampton and Milton Keynes provide connectivity to London Euston station taken from 55 minutes and 30 minutes respectively. For the air traveller the village can access East Midlands, Birmingham and Luton airport within an hours drive and slightly further afield are Heathrow and Stanstead.

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## DIRECTIONS SAT NAV NN12 8HE

What3Words: [evolving.trumpet.manly](https://www.what3words.com/evolving.trumpet.manly)





## PROPERTY INFORMATION

**Services:** Metered mains water, electricity and drainage connected. Oil fired central heating to radiators.

**Broadband:** Gigaclear fibre broadband has been laid to the village.

**Local Authority:** West Northamptonshire Council  
Tel. 0300 126 7000

**Outgoings:** Council Tax Band G  
£4,058.27 for the year 2026/2027

**EPC Rating:** Exempt – Grade II Listed

**Tenure:** Freehold

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

August 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.

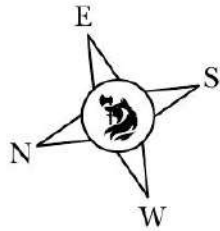
# The Old Rectory Maidford Road, Farthingstone

Approximate Area = 4458 sq ft / 414.1 sq m (excludes garage & outbuilding)

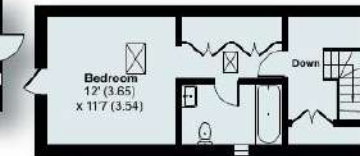
Coach House = 708 sq ft / 65.7 sq m

Total = 5166 sq ft / 479.8 sq m

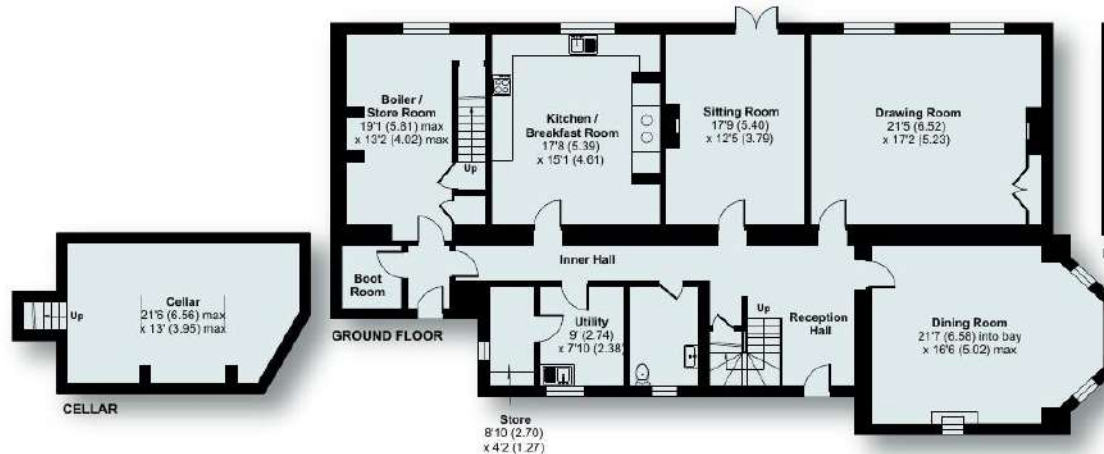
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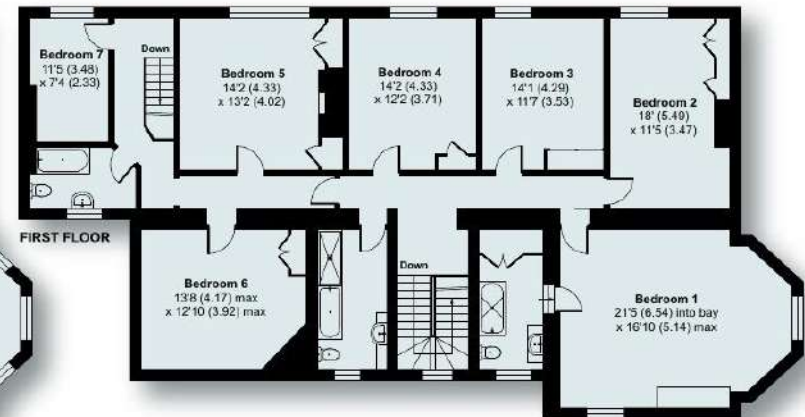
COACH HOUSE GROUND FLOOR / OUTBUILDING 1 / 2 / 3



COACH HOUSE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Jackson-Stops. REF: 1498623



NORTHAMPTON

**01604 632 991**

[northampton@jackson-stops.co.uk](mailto:northampton@jackson-stops.co.uk)

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 OnTheMarket

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 PrimeLocation.com



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