



BACK LANE,
HOLCOT, NORTHAMPTONSHIRE

JACKSON-STOPS 

ASPEN COTTAGE, BACK LANE
HOLCOT, NORTHAMPTONSHIRE NN6 9SL

TOTAL APPROX. FLOOR AREA 1,030 SQ FT/95.7 SQ M

A STYLISH AND CONTEMPORARY DETACHED VILLAGE HOME IN A PEACEFUL LOCATION WITH ATTRACTIVE VIEWS OVER THE VILLAGE AND COUNTRYSIDE BEYOND



DISTANCES

Northampton 8.5 miles
(London Euston 1 hour)
Wellingborough 8 miles
(London St Pancras 50mins)
Kettering 9 miles
(London St Pancras 1 hour)
M1 (Junction 15) 12 miles
Distances/times are approximate

GROUND FLOOR

- Reception hall
- Bedroom one with shower room en suite
- Bedroom two
- Bathroom

FIRST FLOOR

- Fabulous open plan living room with kitchen and dining space

SECOND FLOOR

- Galleried study/bedroom three
- Wash room with WC

OUTSIDE

- Gravelled parking/entertaining area
- Garden room

AGENTS NOTE

The vendor is related to a Jackson Stops member of staff.

ASKING PRICE £445,000 Freehold

DESCRIPTION

Aspen Cottage is a stylish and contemporary village home, constructed around two years ago by the current owner to his own bespoke design. The property combines an innovative layout with exceptional interior design. The ground floor accommodates the bedrooms, while the first floor is devoted to a striking, open-plan living space designed to maximise the entertaining area and make the most of the views.

Features include oak doors, plantation shutters and LVT flooring to the main reception areas. Full attention has been paid to every detail, creating a refined yet characterful interior. Exposed beams and doors compliment the contemporary finishes, while the home's traditional stone elevations lend timeless village appeal. Built to high standards of energy efficiency, Aspen Cottage offers an impressive blend of comfort, character and modern living.

THE PROPERTY

To the ground floor the reception hall provides access to the principal bedroom, which features a range of fitted wardrobes and window to front elevation. A pocket door leads to the en suite shower room comprising contemporary furniture which has black detailing, with a walk in shower, vanity unit with drawers beneath, WC and designer towel radiator complemented by stylish tiling and underfloor heating. The second bedroom overlooks the side elevation and benefits from a range of fitted wardrobes.

The bathroom suite with contrasting black detailing comprises panelled bath with shower over and glazed shower screen, vanity wash hand basin with drawers under, WC and designer towel radiator. Complementary wall and floor tiling and underfloor heating.



The first floor is dedicated to the open plan living space, with gallery over and the fabulous kitchen is finished in sleek black cabinetry with quartz work surfaces. Integrated appliances include dishwasher, down draught extractor induction hob and two ovens, together with space and provision for an American style fridge/freezer. The generous peninsular unit provides ample space for informal dining. While bespoke lighting creates a wonderful ambience.

The spacious seating area has feature wall panelling and contemporary flame effect electric fire with a range of fitted cabinets under. The gallery above provides a versatile additional space, ideal as an occasional bedroom or study area, with glass balustrading and beamed, vaulted ceiling. Cloakroom off with WC and wash hand basin.

OUTSIDE

Aspen Cottage has a gravelled parking/seating area to the front and space for garden storage and the open 'Garden Room' provides a focal place for al fresco dining and entertaining.

LOCATION

There are sailing, walking, fishing and cycling facilities at the nearby Pitsford Reservoir and within the village there is a church, public house, recreation ground and village hall. Primary schooling is available at Walgrave and secondary education at Moulton. Co-ed private schooling is available from 3 – 18 at Wellingborough.

Communication links are good, with easy access to the A14 and the M1 and there is a regular train service to London from Kettering, Wellingborough and Northampton.

DIRECTIONS NN6 9SL

What Three Words/// flown.blogs.single



PROPERTY INFORMATION

Services: Mains water, drainage, gas and electricity are connected. Gas fired radiator central heating.

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band D
£2509.78 for the year 2026/2027

EPC Rating: To be confirmed

Tenure: Freehold

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

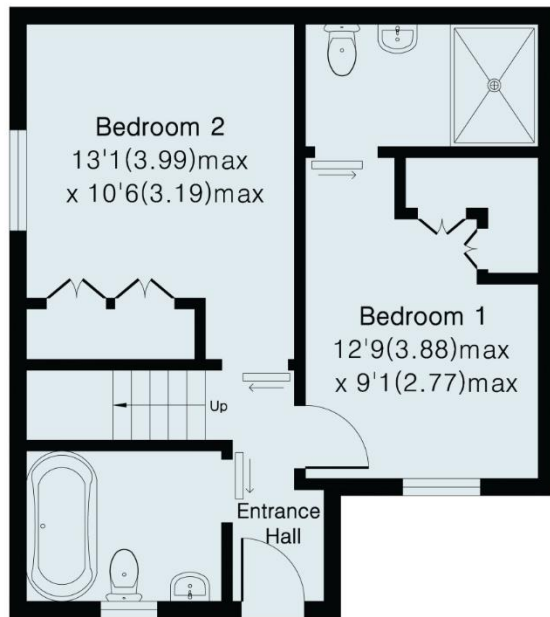
August 2026

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.

Approximate Area = 1030 sq ft / 95.7 sq m

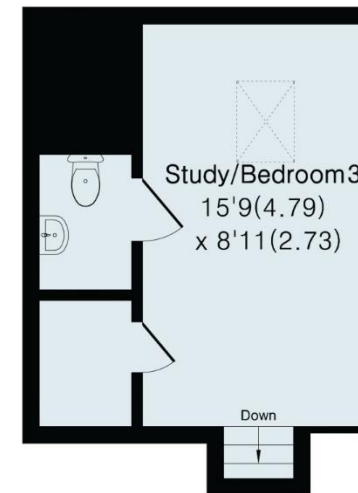
For identification only - Not to scale



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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