



LONG FURLONG,
HELLIDON, NORTHAMPTONSHIRE, NN11 6LW

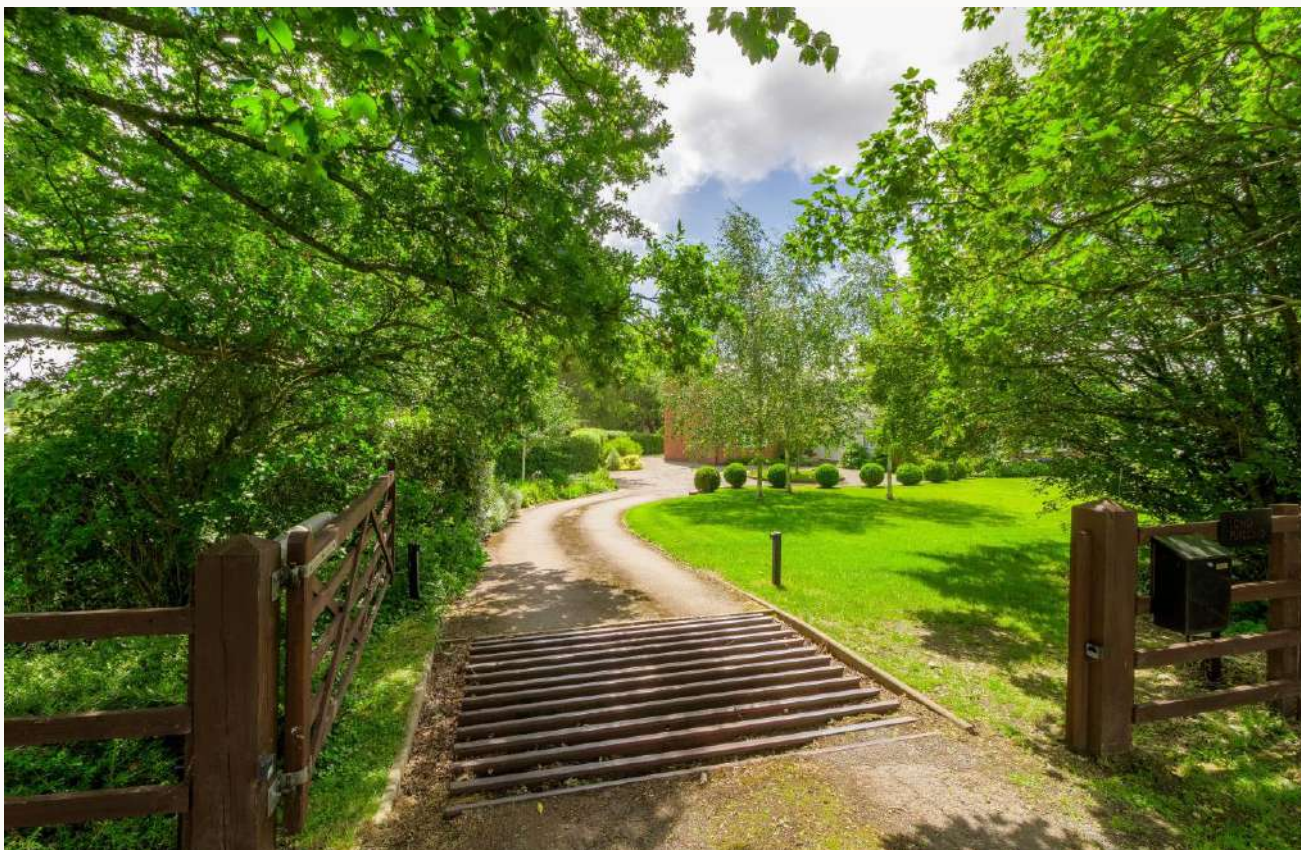
JACKSON-STOPS 



**LONG FURLONG,
HELLIDON, DAVENTRY, NORTHAMPTONSHIRE, NN11 6LW**

TOTAL APPROX. FLOOR AREA 4,565 SQ FT / 424.1 SQ M

A UNIQUE AND INDIVIDUAL LIFESTYLE PROPERTY PRESENTED TO A VERY HIGH STANDARD IN A RURAL LOCATION WITH EXCELLENT EQUINE FACILITIES



DISTANCE

Daventry about 5 miles

Southam about 9 miles

Banbury about 15 miles

Northampton about 18 miles

London about 80 miles

LONG FURLONG

- Large entrance hall with cloakroom
 - Three reception rooms
 - Kitchen/breakfast room
 - Study
 - Boot room, utility and boiler room
 - Three double bedroom suites
 - Two further double bedrooms
 - Family bathroom
-

BARN AND GARAGING

- Detached quadruple garage
 - Workshop with potential annexe above
 - Three bay steel portal framed barn
-

EQUESTRIAN FACILITIES

- Timber stable block
- Three stables, tack room and feed store
- Full size menage
- Fenced paddocks
- In all approximately 12.81 acres

GUIDE PRICE £1,500,000 Freehold

THE PROPERTY

Long Furlong enjoys a rural location in west Northamptonshire lying between the villages of Catesby and Hellidon. Under the watchful eye of the current owners, Long Furlong has been transformed into a wonderful lifestyle property which is especially appealing to equine buyers.

The main house benefits from its own access with drive sweeping down to the property which is protected by its own mature grounds that surround it on all sides. The original house was substantially extended 16 years ago to provide over 4,500 sq ft of accommodation and ideally suited to family living and entertaining on an intimate or large scale.

To the southeast of the house lies the detached garage block with first floor accommodation and whilst offering excellent garaging facilities, could easily be converted to provide ancillary and independent residential accommodation if desired subject to obtaining the relevant planning consents.

The equestrian enthusiast is well catered for with timber stable block, post and railed 40m x 20m menage serviced by post and rail paddocks with mains water connected. Running just inside the southern boundary is a bridleway offering the ability to ride out from the property and a short drive away is Catesby Equestrian offering clinics, trailing events and competitions.

LONG FURLONG

An oak front door with glazed sidelights opens into the oak floored entrance/reception hall with principle reception rooms radiating off and dog leg staircase gently rising to the first floor. At the far end of this wide hall is a seating area with French doors offering direct access into the rear garden.

All three principal reception rooms are well proportioned with games room enjoying a double aspect and cloakroom adjoining.





The sitting room, dining room and kitchen/breakfast room all benefit from a southerly aspect with views over the garden and are accessed via double oak framed and glazed doors. The sitting room enjoys a double aspect with Jetmaster fire. The dining room is ideally seated for entertaining with fitted cupboards and display shelving with French doors opening onto outdoor paved entertaining terrace.

The kitchen/breakfast room benefits from a bespoke handmade kitchen by Neptune in a Shaker style with extensive range of base and eye level units including matching island with breakfast bar. The oil-fired Rayburn has pride of place and integrated appliances include NEFF dishwasher, Hoover wine cooler and full height fridge/freezer.

Lying off the kitchen is a rear hall/boot room leading through to well equipped utility room with fitted units, Frankie stainless steel sink and plumbing and recesses to house washing machine and dryer. At the far end is the plant room housing Grant oil fired boiler along with pressurised hot water cylinder with water tank and pump to maintain pressure. The final room on the ground floor is the study overlooking the drive.

FIRST FLOOR

The staircase gently rises to galleried landing with views over the drive from the picture window. The principle bedroom is a great size benefitting from a triple aspect with fine views out over open rolling countryside and complimented by dressing room and well-equipped en-suite bathroom with separate shower cubicle.

Running along the south side of the house are three further double bedrooms with one having its own en-suite shower room and the other two served by the family bathroom opposite. The guest bedroom lies at the other end of the galleried landing and served by en-suite shower room.



GARDEN AND GROUNDS

An electric gate opens onto the drive which gently falls down to a turning circle in front of the house. The mature grounds surround the house and are mainly laid to lawn and edged by mature hedgerows with belt of trees running along the western boundary. Overlooking the main lawn is the south facing paved entertaining terrace.

BUILDINGS

Lying to the southeast of Long Furlong and accessed via internal drive or via the second access is the detached garage block comprising quadruple garage and workshop along with very flexible space on the first floor with kitchenette, entertaining area and plumbing in place to create a shower room.

Close by lies the four bay steel portal frame barn with concrete floor and half of the front elevation is open fronted with the other enclosed by sliding metal door. The building is currently used for the storage of agricultural machinery and equipment.

EQUESTRIAN FACILITIES

The stableyard lies to the east of the house with stable block centred around a concrete apron. The timber stables were built in 2016 by Finer Stables and comprising three stables with tack room at one end and feed room at the other.

Situated next to the stable block is an all-weather 40m x 20m school by Midland Horse Arenas and enclosed by post and rail fencing.

The paddocks lie to the north and east of the stable block and in the main are divided by post and rail fencing providing starvation and individual paddocks served by mains water supply with autofill troughs located throughout the paddocks along with a number of field shelters.



LOCATION

Long Furlong lies between the villages of Catesby and Hellidon in attractive countryside on the Northamptonshire / Warwickshire border. The property is within a short drive of the village of Staverton benefitting from local amenities including pub, golf course, two garages and a vet practice. Daventry a short drive away has a number of supermarkets including Waitrose along with doctors surgery, leisure centre including cinema and on the A5 is the Heart of Shires shopping village. More extensive shopping and leisure facilities are available in Rugby, Northampton, Leamington Spa and Milton Keynes.

The area is well served for independent and state schools including Arnold Lodge, Bilton Grange and Winchester House Preparatory Schools, Kingsley High School for girls at Leamington Spa, Warwick School, Rugby, Stowe, Oundle and Uppingham along with Northampton High School for Girls. Communications in the area are excellent with the M1, M6, M40, M45 and A14 all within a 15 mile radius. For the rail commuter there are trains from Rugby and Northampton to London Euston and Banbury to London Marylebone taking approximately 60 minutes. Air travel is available at London Luton Airport, Birmingham and East Midlands Airport, all comfortably within an hours drive from the property. Sporting activities include golf and leisure facilities at Staverton, Hellidon and Daventry, water sports and fishing at Draycott Reservoir, motor racing at Silverstone and horse racing at Stratford Upon Avon and Warwick Racecourse. The property is well located with direct access to a network of bridleways, footpaths and country lanes for the walking, riding and cycling enthusiast.

DIRECTIONS SAT NAV NN11 6LW

WHAT3WORDS: ///TASTINGS.ADVANCES.SETTING

From junction 16 of the M1 motorway proceed in a westerly direction on the A45 following signs to Daventry and Weedon. Continue around Daventry on the bypass following the signs to Leamington and Staverton (A425). At Staverton turn left just after the garage signposted to Catesby and Hellidon. Proceed through Upper Catesby and the drive to Long Furlong will appear on your right after approximately ½ a mile clearly identified by Agents For Sale board.



PROPERTY INFORMATION

Services: Mains water and electricity connected. Oil-fired central heating to radiators. Kingspan BioDisc drainage.

Broadband: Gigaclear fibre broadband available.

Local Authority: West Northamptonshire Council
Tel: 0300 126 7000

Outgoings:
Council Tax Band E
£2911.01 for the year 2026/2027

EPC Rating: C

Restrictive Covenant: The property is sold with the benefit of a restrictive covenant over the adjoining title NN393223 effectively for the quiet enjoyment of Long Furlong. Further details are available from the agent.

Rights of Way: There is a vehicular right of way across the access track dividing the paddocks for the benefit of residents of four residential properties situated to the south of Long Furlong.

There is a public bridleway which runs along the southern boundary of the property.

Tenure: Freehold

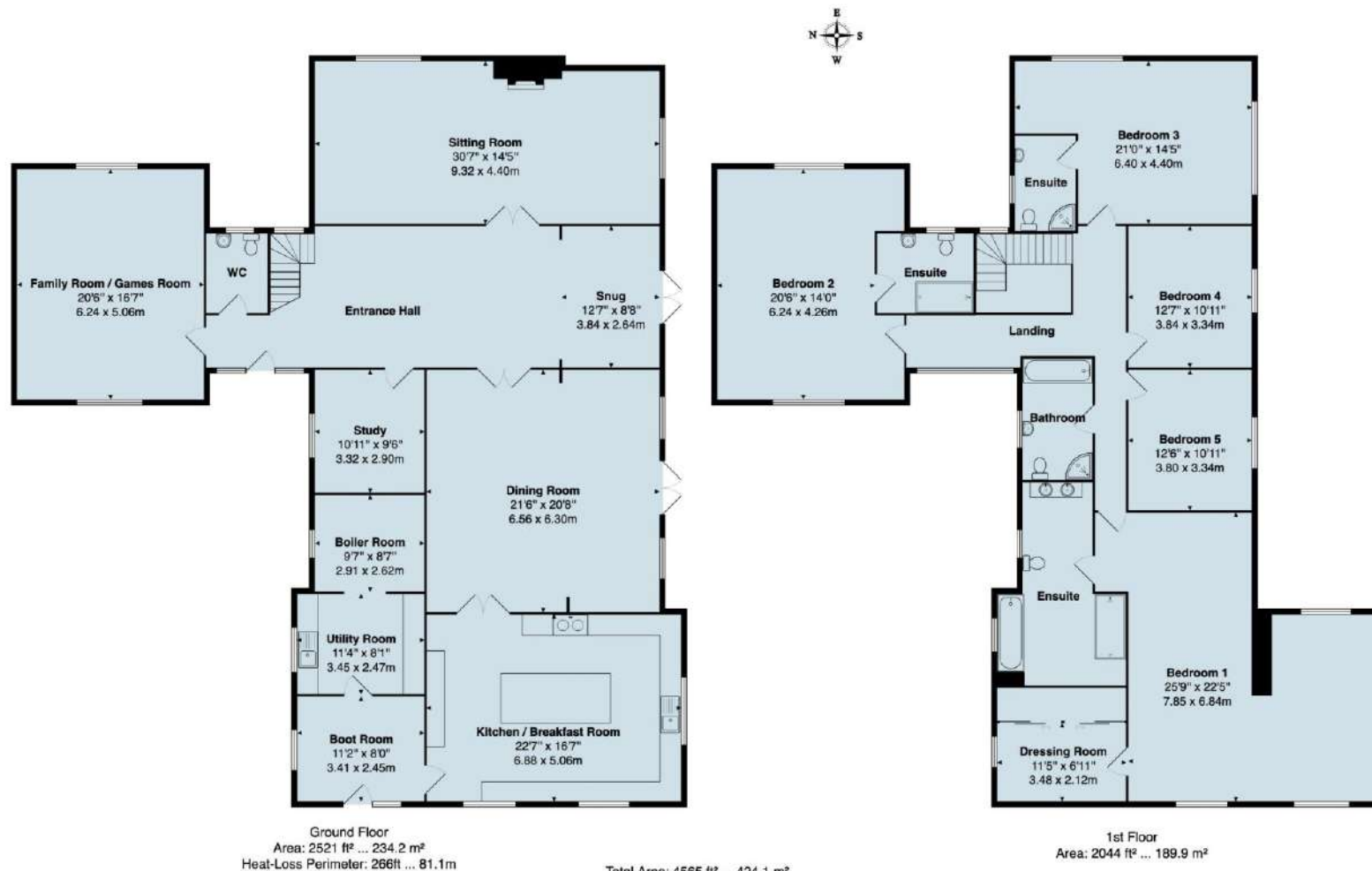
Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

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.



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	T1 C	T4 C
55-68	D		
35-54	E		
21-34	F		
1-20	G		



NORTHAMPTON

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