



THE MANOR HOUSE
GREAT HARROWDEN, NORTHAMPTONSHIRE



MANOR HOUSE, 1 ORLINGBURY ROAD,
GREAT HARROWDEN, NORTHAMPTONSHIRE NN9 5AF

TOTAL APPROX. FLOOR AREA 4,919 SQ FT / 456.9 SQ M (EXCLUDES GARAGE AND INCLUDES ATTIC AREAS)

A SUPERB PERIOD PROPERTY OFFERING SPACIOUS AND BEAUTIFULLY PRESENTED LIVING ACCOMMODATION



DISTANCE

Wellingborough 2.5 miles (London St Pancras 50 mins)

Kettering 6.5 miles

Northampton 14 miles (London Euston 1 Hour)

A14 (A1/M1 link) 4 miles

Distances/times approximate

GROUND FLOOR

- Entrance hall and main reception hall
- Cloakroom
- Four Reception rooms
- Kitchen/breakfast room with utility/prep area

FIRST FLOOR

- Part galleried landing
- Five bedrooms
- Study/bedroom five
- Two ensuite shower rooms
- House bathroom/ensuite

SECOND FLOOR

- Attic bedroom
- En suite toilet
- Extensive attic/storage space

OUTSIDE

- Electric gated entry
- off road parking
- Garage and store
- Gazebos/outside entertainment areas
- Established landscaped gardens and grounds
- In all around 0.80 acres (0.32 hectares)

GUIDE PRICE £1,150,000 Freehold

THE PROPERTY

The Manor House is an exceptional Grade II* listed period property offering elegant and extensive family living accommodation predominantly arranged over two floors with further second floor accommodation and extensive attic space.

The property has origins dating back to C13th though largely dates from C16th having evolved architecturally during the both the C18th and C19th featuring sash windows, stone-mullioned windows and original fireplaces. Most recently, during their time at the property over the past six years or so, the current owners have embarked on an extensive, sympathetic modernisation and updating programme of The Manor House which now offers stylish, spacious and comfortable modern living accommodation while remaining true to the original period of the house. One of many wonderful features of the property are the established landscaped formal gardens and grounds, with the plot in all extending to over three quarters of an acre together with the property's excellent location for access to communication links by both road and rail.

On the ground floor an entrance hall with period tiled flooring leads to a larger reception hall with an impressive main C18th staircase with turned balusters rising to the first floor part galleried landing area. From the entrance hall and main reception hall, access is provided to a ground floor cloakroom together with three main reception rooms. These comprise a sitting room with attractive dual aspect and wood burner fire, a dining room and a further reception room described as a music room also with an attractive dual aspect and an impressive C17 fireplace which features an armorial fireback, being of historic and architectural importance in its own right.

A particular modern feature of the property is a wonderful kitchen/breakfast room installed by Fraser James Kitchens, comprising range of both base and eye level units, marble worktops, a central island unit with breakfast bar further complemented by soft close drawers and recessed lighting. Appliances to the kitchen area include an electric Everhot cooker with induction hob and a Fisher & Paykel twin drawer dishwasher.





Adjacent to the main kitchen area there is an open prep kitchen/utility space which includes a Fisher & Paykel American style fridge/freezer, sink and further fitted units. Beyond, access is provided to a charming family/breakfast room with an integrated wine fridge, media cabinet and stable door to the rear. The kitchen areas feature granite flagstone floors and underfloor heating.

FIRST FLOOR

A principal part galleried landing with feature arched window to the rear with views over the formal gardens provides access to five bedrooms with bedroom five currently used as a study.

The impressive principal bedroom suite includes a dressing area, built in wardrobe space and en-suite shower room of contemporary design comprising wash hand basin set to vanity unit, WC and shower. Bedroom two also includes a dressing area with an en-suite shower room with a further en-suite shower room to bedroom three. The en-suite shower room to the main bedroom can also be accessed from the main galleried landing. From bedroom three, a concealed small landing area provides staircase access to both the ground floor and second floor attic bedroom accommodation.

SECOND FLOOR

Staircase access is provided to a good proportioned attic bedroom with open access to an adjacent toilet comprising WC and wash hand basin. Beyond this area there is an extensive and easily accessible attic/storage space extending to around 600 sq. ft.





OUTSIDE

The Manor House is approached through double electric gates with security entry system which serve Manor House and the neighbouring property, Manor Cottage. To the immediate front of the house there is an extensive gravel frontage providing secure off road parking for multiple vehicles and access to a garage and store.

A particular feature of the property are the wonderful southerly facing formal landscaped gardens and grounds. The current owners have created five distinct areas with the formal gardens comprising beautifully manicured lawn areas and topiary. There is a summerhouse which provides excellent outside entertainment space complemented by further clipped miniature hedging and topiary and a Koi pond with a water feature. Further areas include a kitchen/vegetable garden and a wild garden. There is also a useful machinery and garden store.

The lovely gardens and grounds really need to be walked and experienced in order to be fully appreciated adding a notable lifestyle element to this wonderful home.





LOCATION

The popular village of Great Harrowden is located between the vibrant county towns of Kettering and Wellingborough, both of which provide train services into London St Pancras with journey times of around fifty minutes. Communication links are excellent by road with the A45 providing access to the M1 Motorway and the A509 providing access to the A14 (A1/M1 link). There is a primary school in the neighbouring village of Little Harrowden with state education available in both Kettering and Wellingborough. Private schooling is offered at Wellingborough School and Northampton High School together with Oundle.

DIRECTIONS SAT NAV NN9 5AF WHAT3WORDS ///USUAL.HELPS.MOMENT

Proceed out of Northampton and join the A45 eastbound following signs for Wellingborough. At the A45/A509 Wilby Way roundabout exit on to the A509 sign posted Kettering/A14. Continue on the A509 skirting the northern edge of Wellingborough, turning left at the main roundabout remaining on the A509 proceeding towards Great Harrowden, Isham and Kettering. Upon entering Great Harrowden take the first left and The Manor House can be seen a short distance along Orlingbury Road set back from the road on the left behind double gates.



PROPERTY INFORMATION

Services: Mains water, electricity and drainage, oil-fire heating with hive system.

Local Authority: North Northamptonshire Council

Outgoings: Council Tax Band "G"

£4,118.00 for the year 2026/2027

Broadband : Superfast broadband available

EPC Rating: Exempt

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops

Tel: 01604 632 991

August 2026

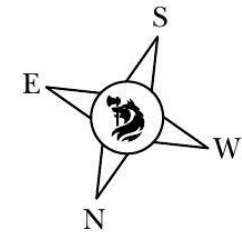
Important Notice:

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 Manor House, Great Harrowden

Approximate Area = 4864 sq ft / 451.8 sq m (Includes attic space & excludes garages)

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 Jackson-Stops. REF: 1499214



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