

LANE END,

GREAT HOUGHTON, NORTHAMPTONSHIRE

JACKSON-STOPS

LANE END, HIGH STREET,
GREAT HOUGHTON, NORTHAMPTONSHIRE, NN4 7AF

TOTAL APPROX. FLOOR AREA 2,064 SQ FT/191.7 SQ M

ATTRACTIVE PERIOD COTTAGE IN POPULAR VILLAGE LOCATION HAVING GOOD SIZE ACCOMMODATION OVER THREE FLOORS. GARDENS, OFF ROAD PARKING AND DOUBLE GARAGE



DISTANCE

Northampton town centre 4 miles
(London Euston 1 hour)
Wellingborough 11 miles
(London St Pancras 50 minutes)
M1 (junction 15) 3 miles
Milton Keynes 20 miles
London 65 miles
Distances/times approximate

GROUND FLOOR

- Entrance hall with cloakroom
- Triple aspect sitting room with inglenook
- Good size dining room with inglenook
- Kitchen/breakfast room

FIRST FLOOR

- Main bedroom with large room off
- Further, double aspect, double bedroom
- Bathroom

SECOND FLOOR

- Two large double bedrooms
- Shower room + WC and basin
- Attic space

OUTSIDE

- Gated access to off road parking for several vehicles
- Double garage
- Private, mature enclosed gardens
- Pleasant village location

OFFERS IN EXCESS OF £600,000 Freehold

DESCRIPTION

Lane End is an attractive Grade II listed period cottage, believed to date back to the late 17th century, occupying a prominent position in the heart of this popular village. Rich in history and character, the property retains many original features while offering spacious accommodation arranged over three floors.

The accommodation is entered via the entrance hall, where stairs rise and turn to the first floor and a useful cloakroom is located off. From here, the property opens into a spacious dining room, featuring an impressive inglenook fireplace with open fire, period backplate and metal hood. Engineered oak flooring flows through to the adjoining sitting room, creating an attractive and welcoming space. Window seat overlooking the rear garden. Cool in the summer and warm in the winter months.

The sitting room enjoys a triple aspect and is full of character, with a further inglenook fireplace incorporating an open fire grate, exposed stone backdrop and timber ceiling. The kitchen/breakfast room is a good size and fitted with a range of base and eye level cupboards, complemented by contrasting melamine work surfaces and an inset sink unit. There is space for a range of appliances, wood effect vinyl flooring and a stable door providing access to the garden.

To the first floor, the landing provides access to the main bedroom, which benefits from a generous dressing room, together with a further double bedroom and the family bathroom.

The second floor offers two further double bedrooms, one with a large cupboard/wardrobe and a shower room with WC and basin, completing the accommodation.

A wonderful opportunity to acquire a historic and characterful village home, combining period features with versatile accommodation across three floors.







OUTSIDE

The property is set back from the road behind a tall privet hedge and approached by timber gates leading to off road parking for several vehicles and a stone-built double garage with remote up and over door. Subject to planning consent, there is a considerable conversion potential for the garage. Power and light are connected. There is a good size patio area, lawned areas, several mature trees and shrubs and various flowering shrub borders. The area enjoys a good degree of privacy.

LOCATION

The village of Great Houghton lies approximately 3 miles south east of Northampton town centre, just off the A428. In the village there are two public houses, a church, village hall, together with a well regarded primary school in the nearby village of Little Houghton. There is state secondary schooling close by with private educational establishments to include Northampton High School for Girls, and Wellingborough School all within sensible driving distance.

The village is well placed for communication links to include the A45 which links up to the M1 motorway at junction 15. Train services are available from Northampton into London Euston with journey times of around one hour with further services available from Wellingborough station into London St Pancras with journey times of around 50 minutes.







PROPERTY INFORMATION

Services: Mains drainage, gas, water and electricity are connected.

Broadband: Full fibre broadband available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band F
£3,578.92 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

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

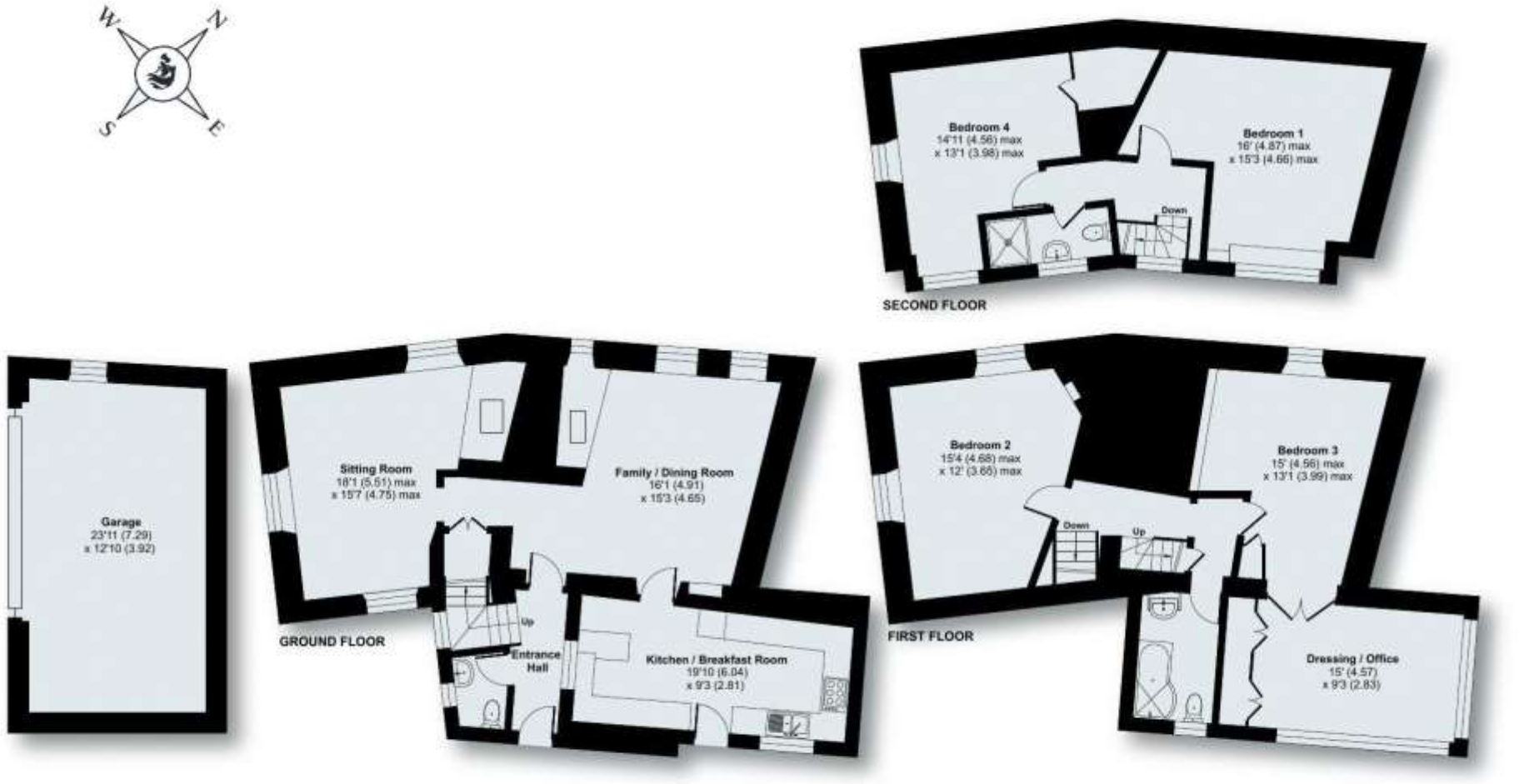
September 2026

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.

Lane End , High Street, Great Houghton, Northampton,

Approximate Area = 2064 sq ft / 191.7 sq m (excludes garage)

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: 1521391



NORTHAMPTON
01604 632 991
northampton@jackson-stops.co.uk
jackson-stops.co.uk

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