



## The Stables Church Lane

Harlestone, Northampton, NN7 4EN

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Available now!!!

Occupying a prominent position within an historic and characterful courtyard setting, this exceptional residence combines the elegance of period architecture with generous living space arranged over two floors. The property offers impressive proportions throughout, with grand reception rooms, exposed beams, arched feature windows and high ceilings, all contributing to a unique sense of scale and distinction rarely found in homes of this style.

£2,700



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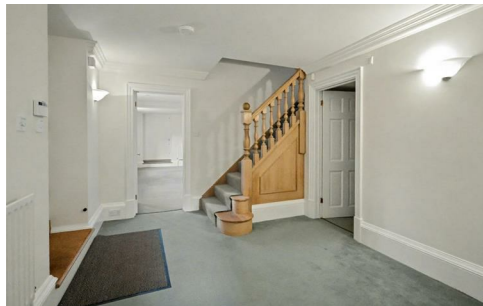
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Unfurnished Accommodation; Two Entrance Halls, Kitchen, Utility Room, Dining Room, Drawing Room, Family room, Four double bedrooms two with ensembles, family bathroom and ample grounds. EPC -D , Daventry council tax band E. A gardener is included with the rent.

A striking blue timber door opens into a generous entrance hall, setting the tone for the rest of the property. This central hallway provides access to all principal ground-floor rooms and the first staircase to the upper floor. High ceilings, original details, and a sense of light and space welcome you immediately. An impressive dual-aspect kitchen fitted with marble worktops, solid cabinetry, and quality integrated appliances including an American-style fridge freezer, double oven, five-ring gas hob, extractor hood, microwave, and dishwasher. The room enjoys views over the internal gravel courtyard and rear garden, offering ample space for a breakfast table seating six. Downlights, tiled flooring and high ceilings make this a bright and elegant space. Beautifully fitted with a range of solid wood cabinets and contrasting work surfaces, the kitchen includes fitted appliances and generous storage. A large window overlooks the courtyard, ensuring the space feels bright and airy while retaining a traditional country-style charm. Utility Room located just off the kitchen, this practical utility area houses the gas boiler, washing machine, and tumble dryer (left for tenant use but not maintained by the landlord). Additional storage is provided within fitted cupboards, along with a stainless-steel sink and side access to the gardens.

Dining Room is accessed via twin wooden French doors, the formal dining room enjoys views over the rear grounds. The space comfortably accommodates an eight-seater dining. Drawing Room is a grand and elegant reception room with three full-height sash windows and traditional drapery, creating a light atmosphere. A focal point of the room is the beautifully carved wood fireplace with inset open grate. Decorative ceiling cornices, chandeliers and picture rails complete the classic period styling, making this a perfect space for formal entertaining or

relaxed family living. A connecting hallway leads to a cloakroom and further reception spaces, as well as the second staircase to the upper level. The cloakroom offers generous coat storage, low-level WC, and a hand basin with marble surround under LED lighting. A superbly proportioned reception room with windows to the courtyard, feature pillar, and subtle LED lighting. Wooden door opens onto the courtyard, while a large fitted storage cupboard provides practical space. This versatile room could suit formal entertaining or relaxed family use.

The second staircase rises to a charming landing with exposed beams and character details. Bedroom Two is a L-shaped double bedroom with vaulted ceiling, exposed timbers, and Velux skylights flooding the room with natural light. Multiple levels create a defined dressing area, while built-in wardrobes and further storage make excellent use of space. Ensuite to Bedroom Two is a traditional suite featuring full-size bath, mixer shower, WC, hand basin, and tiled walls, blending classic styling with practicality.

The Master Suite is accessed from either the primary or secondary landing, via a dressing room, this principal suite is a spectacular statement of space and craftsmanship. The bedroom itself boasts an astonishing vaulted ceiling with exposed beams, dual aspect windows including a feature half-moon window, and fitted wardrobes. With both gas heating and wall lighting, the atmosphere is warm yet grand. The ensuite bathroom includes a Jacuzzi bath, separate shower cubicle, bidet, WC, hand basin with marble worktop, full-length mirror and skylights — completing this stunning private retreat.

Returning to the primary landing, which features original beams and uplighters, access is provided to Bedrooms Three and Four, along with the family bathroom. Bedroom Three is a generous double with exposed beams, three skylights and dual-aspect windows overlooking both courtyard and gardens. A raised mezzanine sleeping or play area adds an imaginative touch to this already spacious room — perfect for children or guests. Bedroom Four is another comfortable double with fitted wardrobe, exposed



beams, two skylights, and a view across the courtyard.

The property sits within private wraparound grounds featuring lawned areas, mature planting, and a gravel courtyard. With ample off-road parking for multiple vehicles, it offers tranquillity and space in equal measure. This remarkable home successfully blends period architecture with generous, flexible accommodation and timeless style. Its spacious layout, abundance of natural light and wealth of character features make it a truly special property — perfectly suited to those seeking elegant living within a prestigious setting.

#### Entrance Hall

10'3" x 7'3" (3.12m x 2.21m )

#### Kitchen / Breakfast Room:

19'10" x 19'5" (6.05m x 5.92m )

#### Utility Room

11'0" x 8'11" (3.35m x 2.72m )

#### Dining Room:

13'9" x 11'8" (4.19m x 3.56m )

#### Family Room:

20'1" x 20'6" (6.12m x 6.25m )

#### Cloakroom:

9'6" x 7'6" (2.90m x 2.29m )

#### Second Reception / Lounge

24'4" x 17'11" (7.42m x 5.46m )

#### Second Landing:

6'0" x 5'1" (1.83m x 1.55m )

#### Bedroom Two:

19'9" x 19'11" (6.02m x 6.07m )

#### Dressing Area (Master):

9'8" x 7'11" ( 2.95m x 2.41m )

#### Master Ensuite:

13'0" x 10'1" (3.96m x 3.07m )

#### Master Bedroom

19'9" x 19'11" (ceiling height 17'2") (6.02m x 6.07m (ceiling height 5.23m) )

#### Main Landing:

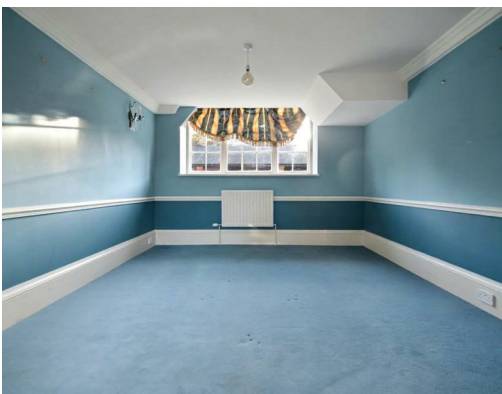
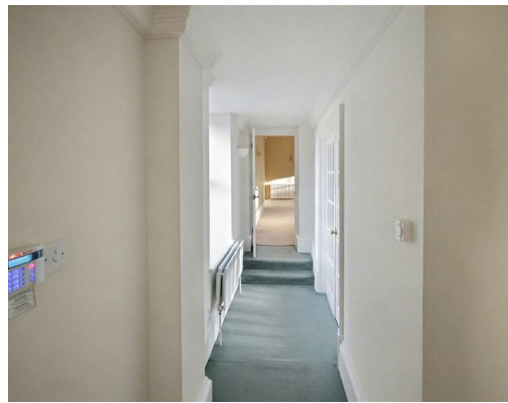
31'11" x 8'2" (9.73m x 2.49m )

#### Bedroom Three:

19'9" x 18'5" (6.02m x 5.61m )

#### Bedroom Four:

15'1" x 9'8" (4.60m x 2.95m )





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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