

Cold Ashby Lodge

COLD ASHBY, NORTHAMPTONSHIRE

JAMES
SELLICKS



Tucked away at the end of a sweeping private driveway and surrounded by unspoiled Northamptonshire countryside, this exquisite three-storey Georgian farmhouse enjoys panoramic views from every aspect. One of just four homes in a secluded rural enclave, the property is an idyllic retreat for growing families, or those seeking space and sustainability.

Heating system can be powered by both solar panels & the grid • A stunning three-storey farmhouse with period features, oak floors, and exposed beams • Panoramic countryside scenery from every angle, tucked at the end of a private driveway • Five bedrooms across two upper floors, with stylish bathrooms and a characterful galleried landing • Open-plan kitchen/dining/family room with wood worktops • Games room, office, bedrooms - perfect for an annexe, rental, or guest space (STP) • Wildflower areas, sweeping lawns, orchard, ornamental lake, and bluebell ditches • Heated swimming pool, summerhouse, patios, and raised decking for ultimate relaxation • Gravel driveway with space for several vehicles plus a double garage with power • Separate utility, pantry, cloakroom, and abundant built-in storage throughout

Accommodation

Eco-conscious and future-ready, the home benefits from full double glazing, and its heating system can be powered by both solar panels (located on the main house, garage, and outbuildings) and the grid, offering both efficiency and eco-friendly credentials.

The main house is brimming with elegance and charm, with well-proportioned rooms, rich oak flooring, exposed beams, and beautifully retained period features throughout. Upon entry, a welcoming hallway with a leaded glass front door provides space for coats and boots, with stairs rising to the first floor and a generous understairs cupboard. A guest cloakroom with side-facing window features a low flush WC and a wash hand basin with vanity storage below.

The formal sitting room is both cosy and bright, with a feature brick fireplace housing a cast iron log burner, French doors opening onto the garden, and a window to the front that draws in natural light. A separate study provides a peaceful home-working environment, while a snug with stable door and front-facing window offers a lovely informal space to unwind.

The heart of the home is the open-plan breakfast kitchen and family/dining room. Bathed in light from French doors and windows overlooking the garden, it boasts a charming country aesthetic with solid wood worktops, shaker-style cabinetry, and a statement seven-ring Smeg hob set within a tiled chimney breast. Integrated appliances include a Hotpoint dishwasher and ceramic sink. The adjoining rear lobby houses a large built-in pantry and space for an American-style fridge-freezer, while the practical utility room offers external access, ample storage, plumbing for laundry, and tiled flooring.

Upstairs, the first-floor hosts three generous bedrooms, each with its own character and countryside views. The principal bedroom enjoys dual-aspect windows, built-in wardrobes, and oak flooring. A well-appointed family bathroom features both a bath and a separate shower, complemented by heritage-style sanitaryware and a towel radiator. A second staircase leads to the second-floor galleried landing, where Velux windows and exposed beams add character and light. Two further bedrooms reside here, including one with a stunning stained and leaded glass window, and a stylish shower room with a rainforest shower, vanity basin, and WC.





Outside

A real highlight of this home is its range of superb outbuildings—currently arranged as an office, games room, and additional sleeping quarters. These offer excellent potential for conversion into a separate annexe, holiday accommodation, or extended living space (subject to planning permission), making it ideal for multi-generational living, a business base, or guest accommodation.

A detached double garage with power and lighting complements the gravelled driveway, which provides ample parking for several vehicles. The gardens are thoughtfully landscaped and impeccably maintained. A wildflower front garden faces south, is bordered by gravelled paths and brimming with mature shrubs and herbaceous planting. Sweeping lawns flow around the home, dotted with raised decking areas, patios, and seating spots perfect for entertaining guests.

An ornamental lake with an arched bridge, serene bluebell ditches, a summerhouse, greenhouse, and a traditional orchard of apples, plums, and pears add layers of character and beauty. Adjacent to the outbuildings, a raised, heated outdoor swimming pool provides a private spot for summer relaxation. A rear courtyard features additional outbuildings to further enhance the versatility of this unique rural home.

Location

Cold Ashby is surrounded by rolling farmland and is a village steeped in history. The village boasts a prominent golf club, village church, village hall, and playing fields. As the highest village in Northamptonshire, Cold Ashby is conveniently located near the A5199 Northampton to Leicester Road, which connects to the A14 just 1.4 miles away, providing access to the M1 and M6 at Catthorpe Interchange, 8 miles away. The nearest towns are Market Harborough (9 miles), Rugby (13 miles), Daventry (11 miles), and Northampton (13 miles), all offering supermarkets, high street shopping, and mainline train stations to London. Public transport services connect to Northampton and Guilsborough School.







Tenure: Freehold

Local Authority: West Northamptonshire Council

Tax Band: F

Listed Status: Not Listed

Conservation Area: No

Services: The property is offered to the market with all mains water, electric heating, drainage to a septic tank. The property also has photovoltaic panels

Broadband delivered to the property: ASDL

Loft: Boarded and insulated

Non-standard construction: Believed to be of standard constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Driveway: Other residents within the immediate vicinity have use of the driveway for access to their property. Any upkeep and repairs are shared by all residents.

Accessibility: Three storey dwelling. No modifications

Satnav Information: The property's postcode is NN6 6EP, and house name Cold Ashby Lodge.

Stanford Road, Cold Ashby, Northampton, NN6

Approximate Area = 2743 sq ft / 254.8 sq m (excludes open shed)

Garage = 464 sq ft / 43.1 sq m

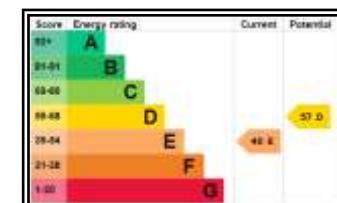
Outbuildings = 1909 sq ft / 177.3 sq m

Total = 5116 sq ft / 475.2 sq m

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 2025. Produced for James Gorlicks Estate Agents. REF: 1263210





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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

