



Wharf Farm, Welton Lane, Daventry, Northamptonshire, NN11 2JE

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Guide Price: £1,200,000

A canal side farmhouse with four bedrooms, annexe and extensive farm buildings which offers over 7800sq ft along with pastureland equating to approximately 4.31 acres. The accommodation is located on the edge of the popular Northamptonshire village of Welton and also includes three stables, a summerhouse and a 250ft mooring with income stream. Originally two cottages dating from the 19th and 20th centuries, the property has been extended to offer spacious accommodation over two floors.

Features

- Four bedroom property with annexe
- Oak framed garden room
- Three stables
- Outbuildings measuring 3834 sq ft excluding stables
- Garages measuring 1380 sq ft
- Paddocks measuring just over 3 acres
- Views across the canal
- Moorings
- Landscaped gardens
- Energy Rating-D



Location

The highly regarded village of Welton is located about two miles north of the market town of Daventry and about 11 miles west of the county town of Northampton. The town of Rugby is approximately 7 miles to the north.

The village has a fine parish church, village hall, public house and a primary school with an excellent reputation. There is a good access to the main arterial roads including the M1 motorway at junctions 16 and 18, as well as train services from Rugby, Long Buckby (2 ½ miles) and Northampton, with services to London Euston with journey times of around one hour.

There is a wide range of both state and independent schools in the area catering for all age groups. Sporting activities in the area include golf at Daventry, Staverton and Hellidon Lakes, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, dog racing at Towcester and of course the world-famous motor racing at Silverstone.

The area is also well known for its canal system and there are a number of marinas for narrowboats.



Ground Floor

An oak panelled front door leads through to an entrance hall with Karndean flooring and arched recess with exposed brick work. Doors lead to the ground floor accommodation including a WC, shower room and study with dual aspect windows and wardrobes which could make an ideal downstairs bedroom. There is a spacious family room with further Karndean flooring and a brick-built fireplace and herringbone hearth and oak beam over which makes a focal point to the room. There are fitted shelves to the side and double sliding doors lead to a green oak garden room with exposed ceiling timbers and floor to ceiling glazed panels making the most of views over the canal. From the family room an inner hall with stairs rising to the first floor has a door which provides access to the sitting room (currently being used as a bedroom) with leaded windows overlooking the front aspect and a feature fireplace. From the inner hall there is access to a further hall which leads to a cloakroom, the utility room and kitchen/breakfast room. The utility room is fitted with cream shaker style wall and base kitchen cabinets, wall hung wash hand basin and space and plumbing for a washing machine and tumble dryer. The kitchen/breakfast room is fitted with attractive Karndean flooring and a variety of cream shaker style kitchen cabinets including glazed display cabinets, cutlery and pan drawers with black granite work surfaces over. Integrated appliances include a dishwasher, microwave and extractor fan. There is a Range Cooker along with an American style fridge freezer both of which will be staying at the property. A breakfast bar area separates the kitchen from the dining area which has a stable door to the rear garden and a contemporary gas fire providing a focal point to this room.





First Floor

A spacious landing has doors leading through to the annexe with bedroom, shower room, kitchen/sitting room, three bedrooms and the family bathroom. The annexe is accessed via an inner hall and has a spacious kitchen/sitting room with double doors and Juliet balcony, Velux windows and has been fitted with a range of wall and base cream kitchen cabinets with work surface over with space and plumbing for appliances. Opposite is a shower room with wash hand basin, shower and WC and bedroom with Velux window. The principal bedroom has attractive shaker style fitted wardrobes and a stone effect feature fireplace with contemporary gas fire inset along with an attached en-suite fitted with a panelled bath with shower over, WC and wash handbasin inset into a vanity unit with complementing cupboards and mirror over with lights inset into a plinth above. There are two further double bedrooms overlooking the front aspect, both of which have fitted cupboards. The family bathroom is fitted with a chrome and glass fully tiled shower enclosure, WC, wash hand basin and panelled bath.

Outside

The property is approached via double gates down a tarmac drive which leads to further hardstanding and parking for several vehicles in front of an outbuilding/garage which has a connected internal door and roof lights. The garden mainly lies to the west and north of the house with an orchard area and a sunken and sheltered paved terrace with an additional raised terrace and is planted with a variety of mature plants and trees. To the front of the property there is a lawn edged with sleepers with patio area enclosed by a dwarf brick wall providing a lovely seating area overlooking the five moorings which can provide an additional income. The summer house would make an ideal home office, gym or entertaining area, with sliding doors, electric blinds, and decked area overlooking the canal. A gravelled pathway leads to the outbuildings include three stables and tack room which is attached to a storeroom with toilet block, large barn and further store. The land which lies to the east of the farm buildings comprises of two paddocks equating to just over 3 acres. Opposite is a large steel framed building with electric roller door.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel:01327-316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

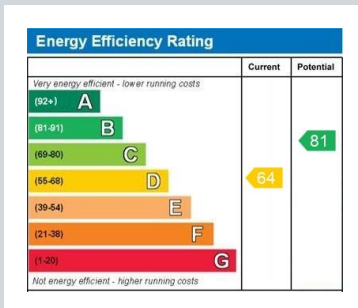
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700

Council Tax Band – F



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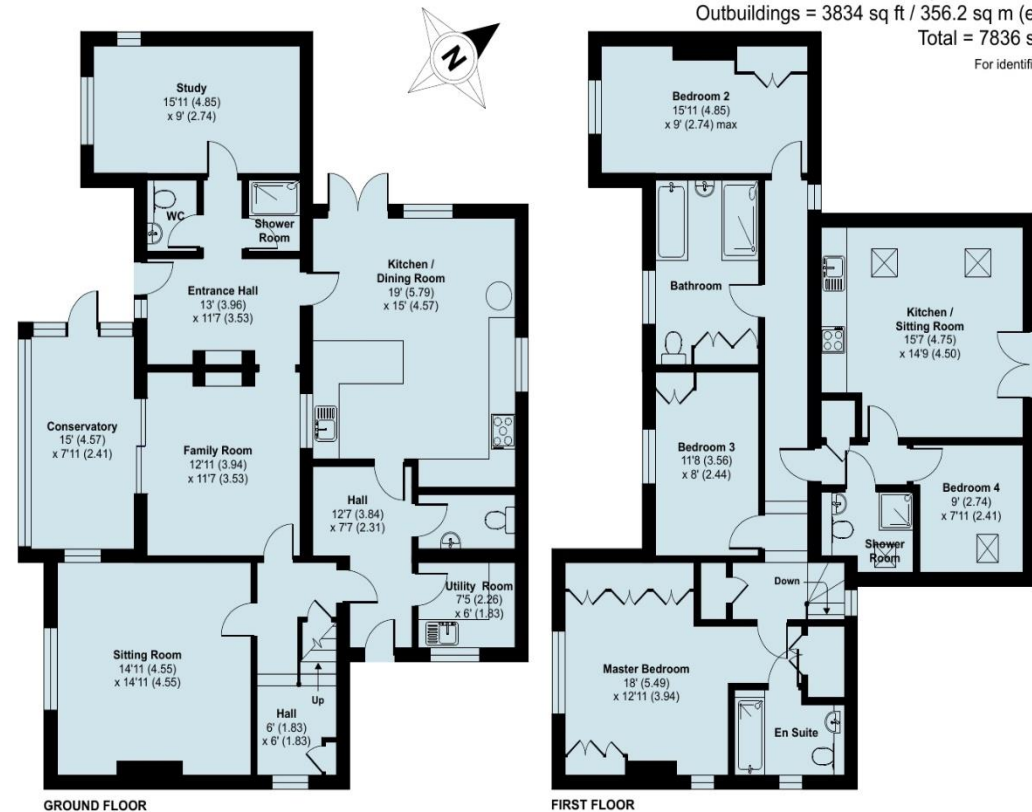
Approximate Area = 2622 sq ft / 243.5 sq m

Garages = 1380 sq ft / 128.2 sq m

Outbuildings = 3834 sq ft / 356.2 sq m (excludes stables)

Total = 7836 sq ft / 727.9 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 2024. Produced for Howkins & Harrison. REF: 1178128

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