



SERVICES
Main drainage, gas, water and electricity are connected. Space heating in part from gas fires, solid fuel stove, log burner and electric night storage radiators. Domestic hot water is from a Vaillant gas heater.

COUNCIL TAX
West Northamptonshire Council - Band F



Not To Scale. For Illustrative Purposes Only.

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LOCAL AMENITIES
Within the village of Old there is the Church of England church, a Public House, village hall, tennis court and recreation ground. The village is conveniently placed for access to the A14, M1/A1 link road. There is a primary school at the nearby village of Walgrave, and secondary education is available at The Moulton School.

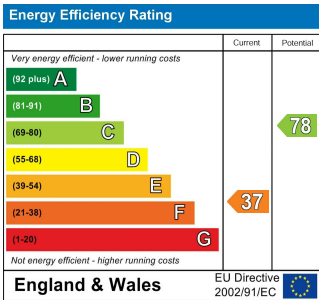
PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,800 (£1,500 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £3,600 (£3,000 plus VAT).

HOW TO GET THERE
The rural village of Old is surrounded by north Northamptonshire countryside and may be approached from the villages of Scaldwell, Walgrave, Broughton and Lamport. From the village of Walgrave proceed along the Old Road which leads into the Walgrave Road and on entering the village take the first turning on the left into Bridle Road where the property stands on the left hand side.

DOIRG20072026/0413



The Hollies 2 Bridle Road, Old, Northampton, NN6 9QY



For Auction - Guide £490,000 to £525,000

FOR SALE BY AUCTION ON WEDNESDAY 23RD SEPTEMBER 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
VIEWING SLOTS: BY APPOINTMENT ONLY: EVERY SATURDAY PRIOR TO AUCTION AT 10AM-11:30AM
GUIDE PRICE: £490,000 TO £525,000

An outstanding individual detached period stone house with five bedroomed accommodation in excess of 2,100 square feet standing in private largely walled gardens and paddock extending to just under one acre together with an extensive range of outbuildings including a two storey stone barn. Adjacent to and overlooking open pasture with countryside views the property has scope for modernisation, refurbishment, extension and possible redevelopment, subject to planning permission, to create a superb family home in a truly unique rural village location.

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

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PLANNING AND HISTORICAL NOTE

The property is believed to date from the year 1765 and is not Listed and does not stand in a conservation area. The house is constructed of iron stone beneath a slate roof and has been in the present family ownership since the year 1896 having never been offered to the market before. The paddock area was once used as a productive market garden where there was an orchard, part of which remains today, the buildings were used for housing cattle, a horse, pigs and poultry.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

16'10 x 3'3

Approached through a panelled front door there is a principal staircase to the first floor and the hall gives straight through access to a small conservatory at the rear, a boxed beam and doors leading to:-

LIVING ROOM

15'6 x 14'8

With box ceiling beam and picture rail there is an open hearth tiled fireplace with fitted stove and there are windows to front and rear elevations.



CONSERVATORY

10'6 x 4'8

Standing on a brick base with PVCU super structure beneath poly carbonate roof.

DINING ROOM

12'1 x 12'0

With inglenook fireplace with over beam and mantle, there is an open hearth brick fireplace and three casement sliding sash window to the front elevation. A door gives access to the cellar.

PASSAGE

5'9 x 2'10 overall

With understairs storage cupboard, quarry tiled and brick floor and door to:-

SITTING ROOM

17'7 x 15'1

An L shaped room with open heart tiled fireplace with fitted gas fire and additional wall heater. There is a high level bread box, a built in meter and store cupboard, panel glazed sliding sash window to the front elevation and glazed door opening to the south facing garden.



LOBBY

Containing the back stairs rising to the first floor and with door to:-

KITCHEN

13'1 x 12'0

With oak fronted floor and wall cabinets with laminated working surfaces and stainless steel sink unit. There is an electric water heater and electric cooker, windows to two elevations, ceiling beam and open hearth fireplace with cast iron log burner. A door leads to the rear garden.



BASEMENT

CELLAR

14'2 x 6'6

Exposed stone walls and brick floor including ale rack and high level ventilation window.

FIRST FLOOR

MAIN LANDING

11'8 x 5'9

With roof void access hatch, window to the rear garden and doors to:-

BEDROOM ONE

15'9 x 14'6

A spacious double room, sliding sash panel glazed window to the front elevation and three casement window to the rear overlooking the gardens.



BEDROOM TWO

14'2 x 9'6

A spacious double room with high ceiling and three casement sliding sash window to the front elevation. Built in cupboard.

SHOWER ROOM

8'5 x 3'9

With white suite of ceramic tiled shower cubicle, bracket wash basin and WC. There is a radiant heater and wall mounted fan heater.

SECONDARY LANDING

11'10 x 6'9

With PVCU window to the rear elevation and doors to:-

BEDROOM THREE

19'0 x 8'2

Electric night storage radiator, three casement sliding sash window to the front elevation and window to side.

BEDROOM FOUR

9'7 x 8'7

With casement PVCU window overlooking south facing gardens and fields beyond.

INNER LANDING

13'6 x 3'8

Leading to:-

BEDROOM FIVE

13'8 x 9'7

With PVCU window overlooking the fields to the side.

BATHROOM

11'6 x 5'1

With white suite of panelled bath, pedestal wash basin and WC. There is a three casement PVCU window to the side and a door leading to:-

STORE ROOM

11'4 x 9'4

With pine floor and exposed stone walls.

OUTSIDE

The property stands on the eastern side of Bridle Road which terminates in a farm track. Double leaf wrought iron gates stand within a stone wall and open to the private gravelled drive which leads to a parking/turning space at the rear of the property. The drive continues on through a gate leading to the outbuildings and paddock beyond. There is a walled garden laid to lawn with well stocked flower and shrub borders.

OUTBUILDINGS

IMPLEMENT STORE

11'7 x 11'2

Contained within the main body of the house, exposed beam, stone walls, light and power connections and a door to the south lawns.

GARDEN ROOM

17'9 x 9'4

With a vaulted ceiling and exposed A frame and purlin timbers this room has an integral external WC with a white suite and there is a door leading to the south lawn.

COW SHED

15'10 x 11'9

A brick floor and a former manger beneath a mono pitch tin roof.

TWO BAY HOVEL

27'7 x 11'10

With a built in kennel and timber posts supporting a corrugated mono pitch roof.

TWO STOREY BARN

Constructed of stone beneath a pitched tin roof comprising:-



GROUND FLOOR

30'8 x 14'6

A brick floor exposed beams and rafters, two windows and door to side elevation.

FIRST FLOOR

LOFT ROOM

Approached by external stone steps.

TRACTOR SHED

33'8 x 12'0

Constructed of stone, concrete and brick floor and pole supports to corrugated roof.

LAWNED GARDEN

Standing on the south side of the house bounded by a brick wall on the road side with a pedestrian gate, largely laid to lawn with well stocked flower borders, containing a variety of mature shrubs including Lavender, Fuchsia and Box. The boundary is of an established Hawthorn hedge and the lawn faces in a south westerly direction.

PADDOCK

Approached through a gated access from a concrete apron where there is a small range of outbuildings including a field shelter, two small lambing barns the paddock is mostly down to grass having once been used as a market garden with a Hawthorn fence line running along its centre. At the far end there are some established fruit trees and the boundaries are of brick walls, hedging and a post and wire fence between the paddock area and the field to the side.

For further information on viewing call 0333 358 2245