

Hill Farm House, Park Walk, Brigstock,
Northamptonshire



Strutt
& Parker

Land and property. Since 1885.



A striking period stone farmhouse featuring extensive outbuildings and paddock, set within a picturesque village location and offering immense potential alongside beautifully preserved character features

Property

Hill Farm House, which is unlisted, is a most attractive period property, constructed of local stone beneath a slate roof, and set in the heart of the highly regarded village of Brigstock. The house combines character features with practical modern living, including herringbone parquet flooring and well-proportioned period fireplaces. Extending to over 7,000 sq ft in total, when including an extensive range of stone barns and outbuildings, the property offers considerable flexibility, whether for ancillary accommodation, storage or home-based enterprise, subject to the usual consents.

The ground floor is arranged around a welcoming reception hall with cloakroom, leading through to a formal dining room with direct access to the gardens. Adjacent is a generous sitting room, centred on an elegant fireplace, which in turn connects to a further reception room with double-glazed doors opening onto the garden. The kitchen forms the natural hub of the house, well-appointed with contemporary cabinetry, a large range cooker and integrated appliances, and is complemented by a separate utility room. French doors open onto the terrace.

On the first floor there are four well-proportioned bedrooms, each served by its own en suite bath or shower room. The principal suite is particularly spacious, with an extensive range of fitted wardrobes and a modern bathroom.

Outside

The grounds are a notable feature of the property, comprising formal lawned gardens, a large gravel courtyard providing ample parking, and a paddock suited to equestrian or recreational use. The outbuildings are extensive and include a substantial three-storey barn currently used for storage and office space, together with stabling, a tack room and a large greenhouse. These buildings provide excellent scope for a variety of uses, subject to the necessary planning permissions.

In addition, the property enjoys a beautifully established garden, thoughtfully planted with a small orchard of apple, plum, walnut and quince trees. It also features a productive asparagus bed, flourishing red and yellow raspberry canes, and a vibrant display of dahlias, creating a space that is both highly productive and full of seasonal colour.

2,187 sq ft (203 sq m) - 7,204 sq ft (669 sq m) | Freehold
3 reception rooms | 4 bedrooms | 4 bathrooms
Extensive outbuildings | Stabling | Gardens, grounds and paddock
In all 1.4 acres with another 9.9 acres available by separate negotiation

Guide price £1,350,000



Location

Brigstock is a picturesque Northamptonshire village, noted for its attractive stone-built properties and strong community atmosphere. Residents enjoy easy access to beautiful walks through the nearby country park and surrounding countryside, making it ideal for families, dog walkers and outdoor enthusiasts alike.

The village benefits from an excellent primary school, a well stocked Co-op, doctor's surgery, village hall, Women's Institute and a range of community groups that help create a strong sense of belonging. At the heart of village life is a friendly and family orientated cricket club, with popular Friday evening matches and social events bringing residents together throughout the summer months. The village also boasts a charming bistro/café, an exceptional independent florist, and a traditional local pub, all contributing to its unique character and appeal.

Education in the area is well served, with respected independent schools including Oundle School, Uppingham School, Stamford School and Oakham School alongside a number of well regarded primary and secondary schools locally.

Communications are excellent, with rail services from Corby and Kettering providing direct connections to London St Pancras International in around an hour. The A14, A43 and A1 offer convenient road links to Cambridge, Leicester, Northampton, Birmingham and London, while East Midlands Airport is within easy reach.

Postcode region: NN14

General

Local Authority: North Northamptonshire Council

Tel: 0300 126 3000

Services: Mains water, gas, electricity and drainage are connected. Gas-fired central heating.

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Fixtures and Fittings: As per contract

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.





Hill Farm House, Park Walk, Brigstock

Main House internal area 2,187 sq ft (203 sq m)

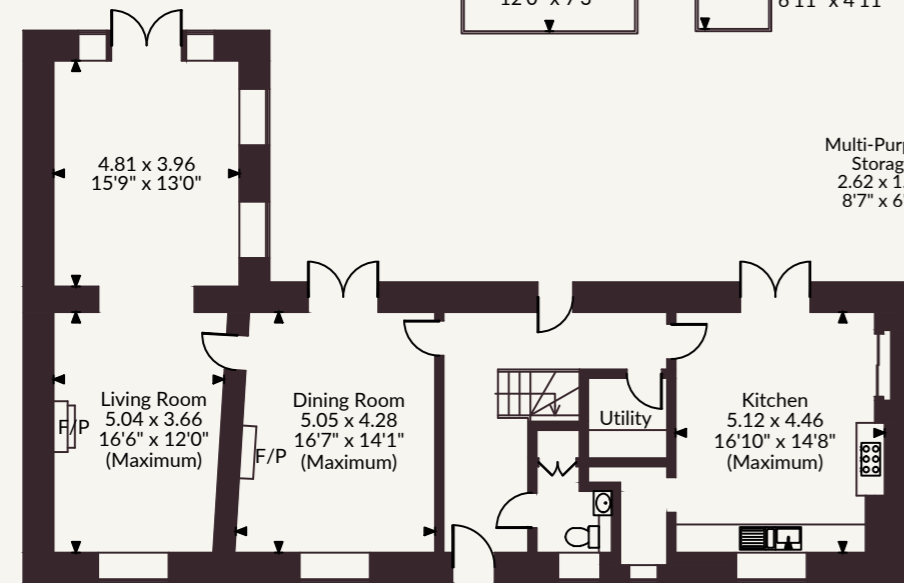
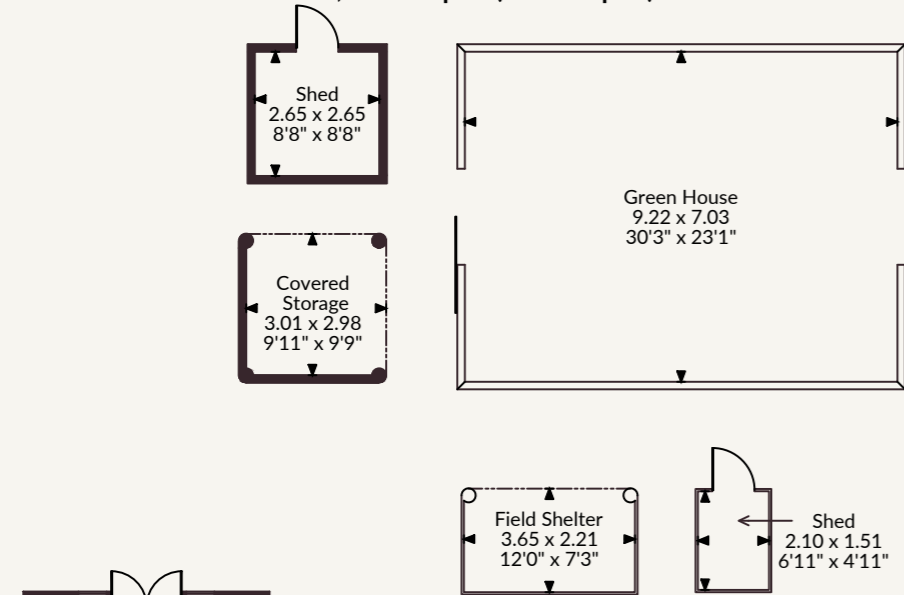
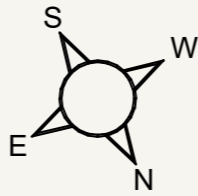
Garage internal area 350 sq ft (33 sq m)

Outbuildings internal area 1,450 sq ft (135 sq m)

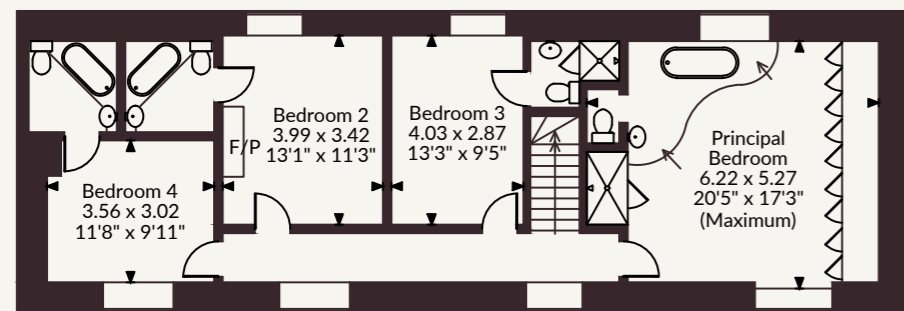
Barns internal area 2,968 sq ft (276 sq m)

Loft internal area 249 sq ft (23 sq m)

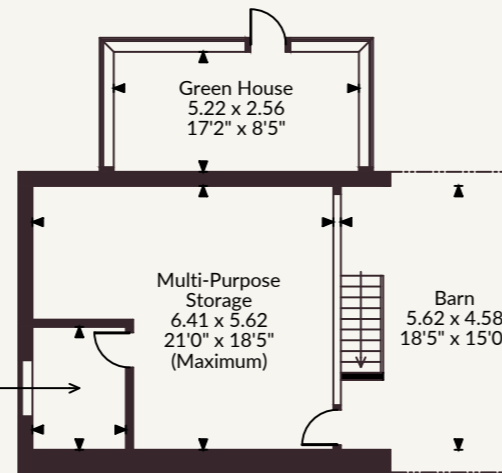
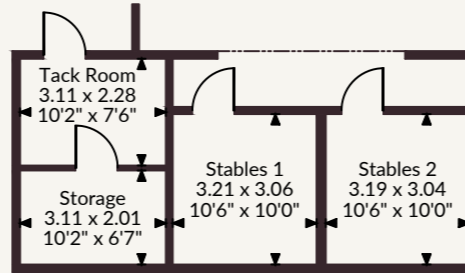
Total internal area 7,204 sq ft (669 sq m)



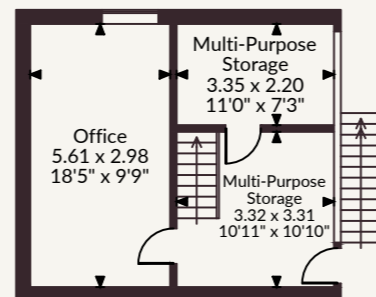
Ground Floor



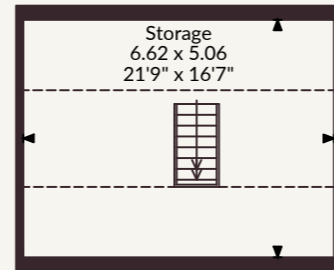
First Floor



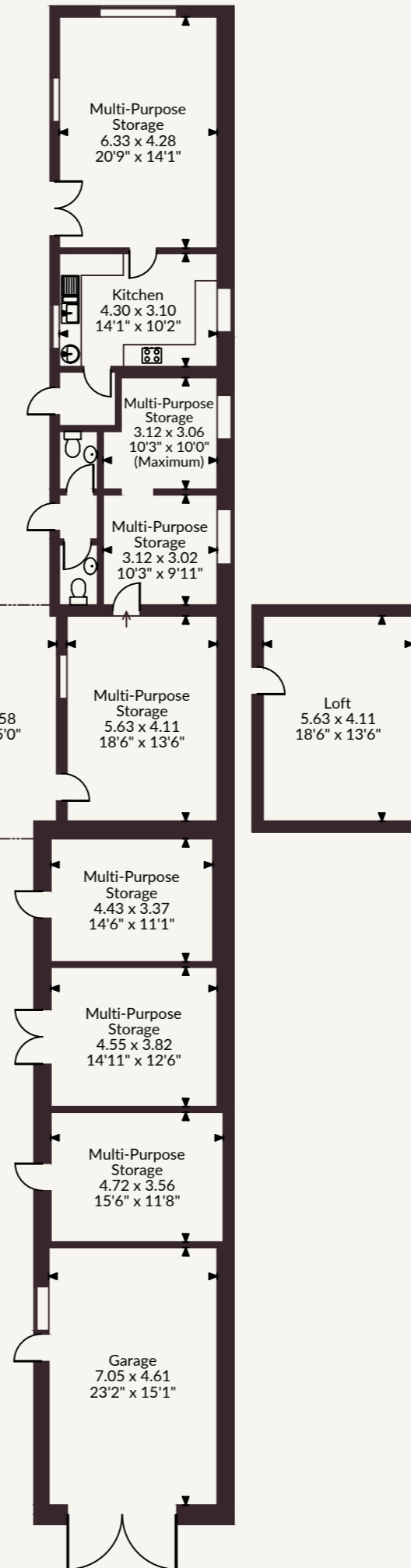
Ground Floor Barn



First Floor Barn



Second Floor Barn



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Stamford

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