



The Manor House  
Top End, Pytchley, Northamptonshire



# A magnificent Grade II listed manor house in the heart of Northamptonshire

An exquisite and historically rich manor house, dating from 1633, set within 1.7 acres of beautifully landscaped gardens and with a separate cottage. Located in a private position within the charming Northamptonshire village of Pytchley



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**EXTENSIVE GARDENS & COTTAGE**



**1.7 ACRES**



**FREEHOLD**



**VILLAGE**



**5226 - 5858 SQ FT**



**£1,850,000**



## The property

This Grade II listed property exudes character and charm, with its origins tracing back to the 17th century. Positioned privately within the village, the property offers seclusion and grandeur in equal measure.

Internally, the home is arranged over three floors and features a thoughtfully evolved layout that combines period character with everyday functionality. The welcoming family kitchen has a Royal Blue electric Aga with an integrated module featuring a gas hob and has a range of farmhouse style units with wooden work surfaces. Adjacent is a utility room with cloakroom. Beyond the kitchen is a dining room from which there is access to the first of two cellars. Off the dining room lies a charming book room with fitted bookcases, window seats and a fireplace with a log burner, perfect for quiet moments or informal gatherings.

The central hall, complete with an open fireplace and a comfortable seating area with window seats forms the heart of the home and the front door opens onto

this area via a porch. From here, stairs rise to the first floor, while a second cellar lies beneath. Steps lead up to a panelled sitting room which has double doors opening onto the panelled drawing room. Both have open fireplaces, elegant proportions, window seats and large sash windows overlooking the garden and comprise the more formal entertaining space.

Upstairs, the principal bedroom is generously sized and features extensive mirror-fronted built in storage alongside a luxurious, dedicated bathroom. Two further bedrooms, one with an en suite, an additional bathroom and separate walk-in wardrobe complete the first-floor accommodation.

The second floor offers two more bedrooms, a family bathroom, a sitting room and a box room, which has potential to be converted into a sixth bedroom. Overall, this floor could serve as a separate internal flat.



## Outside

The exterior of the house is as impressive as the interior. Wrought Iron front gates with stone pillars with stone ball finials atop open onto a generous gravelled parking area to the front of the house. An archway to the south side leads to the meticulously designed and maintained gardens which stretch to the east and south. These are arranged in keeping with a 17th Century manor house with a series of imaginative and beautifully arranged parterres, gravel paths, water features and pollarded avenues which offer a series of stunning vistas. Designed for both beauty and tranquillity, the grounds are a true highlight. In addition, there is a wilderness area, shielded from the formal garden and to the eastern boundary. This area has a pond and serves as a wonderful haven for the rich insect and bird life.

To the north of the main house, a separate two-storey cottage currently serves as an office. This could be easily adapted to form a self-contained annexe, offering flexible living or guest accommodation. Originally, it was connected to the main house.

The total plot extends to about 1.7 acres and there is a separate road entrance off Manor Gardens enabling access to the gardens for larger machinery.







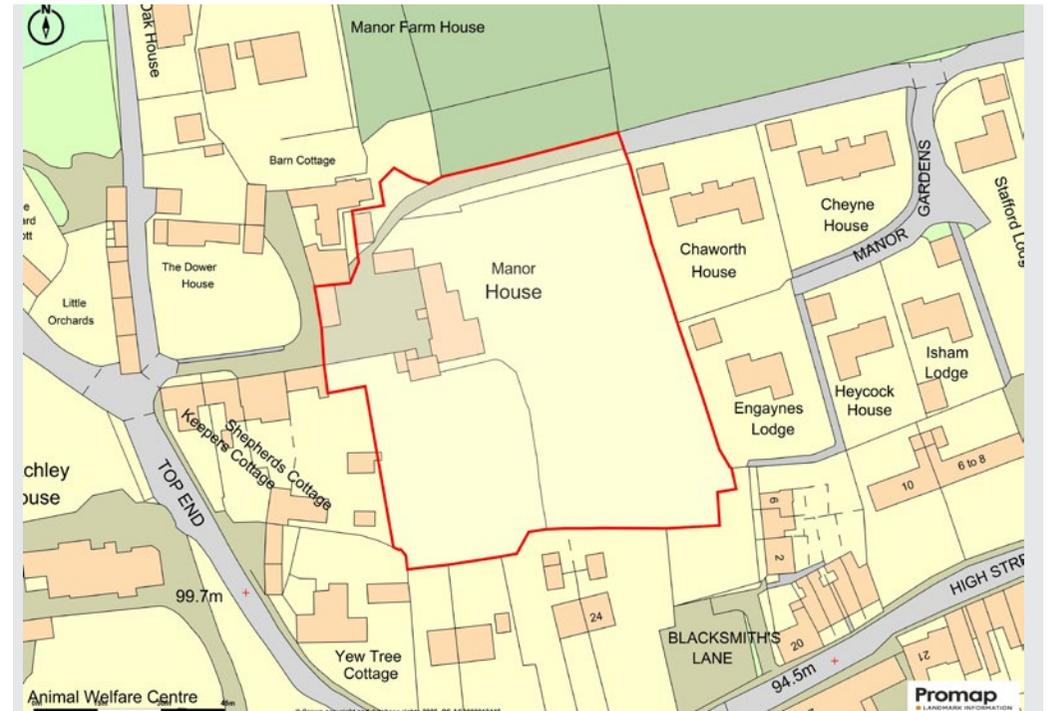
## Location

Set amidst the rolling countryside of Northamptonshire, the village of Pytchley offers a quiet charm and deep-rooted sense of place. Known for its historical character and sense of place. The village has a good sense of community which centres around the village hall which has a fully operational kitchen and is let for private functions. All Saints Church, within the village, dates from the 12th century and is part of the '5 Churches Benefice' providing regular services. The Overstone Arms offers fine dining, is open 7 days a week and allows dogs.

The village is superbly placed to take advantage of the Midlands nexus of transport routes with the A43, A14, M1, M6 all easily accessible. High speed trains to London are available from nearby Kettering, Corby Northampton and Market Harborough. Kettering, 3 miles to the east, has a range of retail opportunities and Market Harborough, 14 miles to the north, provides further shopping and recreational facilities and a farmer's market.

The area has numerous excellent schools with preparatory schools at Spratton Hall and Bilton Grange. Secondary schooling is available at Rugby, Uppingham, Oakham, Stamford, Oundle and Northampton.

Sporting opportunities in the area include hunting with the Pytchley and adjacent packs, racing at Towcester, Leicester and Huntingdon, golf at Northamptonshire County Golf Club at Church Brampton, Market Harborough, Kettering and Wellingborough. Sailing, fly fishing and other water based-activities are available on the nearby Pitsford Water and Draycote Water.



## Distances

- Kettering 3 miles
- Northampton 9 miles
- Corby 9 miles
- Market Harborough 14 miles
- Oundle 17 miles
- Uppingham 18 miles
- M1/M6 Junction 22 miles

## Nearby Stations

- Kettering
- Corby
- Market Harborough
- Northampton

## Key Locations

- Rushden Lakes
- Wicksteed Park
- Sywell Aviation Museum
- Draycote Water and Pitsford Water

## Nearby Schools

- Spratton Hall
- Bilton Grange
- Northampton school for Girls
- Northampton High
- Brook House College
- Oundle School
- Uppingham School
- Oakham School
- Rugby School

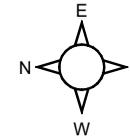












The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 5,226 sq ft (485 sq m)

Cottage internal area 632 sq ft (59 sq m)

Total internal area 5,858 sq ft (544 sq m)

For identification purposes only.

## Directions

Post Code: NN14 1EX

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## General

Local Authority: North Northamptonshire Council

Tel: 0300 126 3000

**Services:** Mains electricity, gas, water and drainage are connected. Gas fired central heating along with air source heat pump and some electric.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** Manor House: G, Cottage: D

**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.

## Stamford

5 South View, Tinwell Road, Stamford PE9 2JL

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