

OLD FORGE HOUSE

RAVENSTHORPE, NORTHAMPTONSHIRE

KING WEST



KING WEST

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A charming stone-built period property offering generous and versatile family accommodation, arranged over three floors with well-proportioned and characterful reception rooms, four bedrooms, garden and separate annexe

Old Forge House

29 High Street, Ravensthorpe, Northamptonshire, NN6 8EH

- Attractive Stone-Built Period Property
- Four Bedrooms
- Three Reception/Living Areas
- Kitchen & Garden Room
- Upgraded Family Bathroom
- Beautiful, Large Established Garden
- Separate Annexe

Old Forge House occupies an attractive position on High Street in the sought-after village of Ravensthorpe, set amongst the rolling countryside of west Northamptonshire.

The Situation

Old Forge House occupies an attractive position on High Street in the sought-after village of Ravensthorpe, set amongst the rolling countryside of west Northamptonshire. The village has a strong community atmosphere and a good range of local amenities, including The Chequers public house and village shop. There is also a village hall, playing field and pavilion, with a range of community activities taking place throughout the year. St Denys Church is an important part of village life and the surrounding area is well served by a number of active village organisations and recreational facilities.

The surrounding countryside provides excellent opportunities for walking, riding and enjoying the outdoors, with Ravensthorpe Reservoir and the renowned gardens at Coton Manor amongst the attractions nearby. The village's position also provides an appealing balance between rural living and accessibility, with the M1 within easy reach and railway stations at Long Buckby, Northampton and Rugby providing wider connections.

For day-to-day shopping and services, Long Buckby is approximately 3 miles away, whilst Daventry and Northampton provide more extensive shopping, leisure and commercial facilities. Rugby and Market Harborough are also readily accessible, giving a broad choice of independent shops, restaurants, schools and recreational amenities.

The area is particularly well placed for access to the regional road network, with the M1 approximately six miles to the west, whilst Northampton, Rugby and Market Harborough are all within approximately 8–12 miles.

The Property

Old Forge House is an attractive stone-built period property offering approximately 2,496 sq ft of accommodation which is arranged over three floors.

The house retains the character and proportions associated with a traditional village property, whilst providing generous and versatile accommodation suited to modern family life.

At the heart of the house are a series of well-proportioned reception and living spaces, including the living room and sitting room, together with a generous kitchen. The recent addition of the summer room is particularly appealing, enjoying stunning views across the garden and providing a wonderful space in which to relax and entertain throughout the year.

The first floor provides two bedrooms together with the beautifully upgraded family bathroom, whilst two further bedrooms occupy the second floor. The accommodation therefore provides four bedrooms in total, with considerable flexibility for family, guest or home-working requirements.

The combination of character, generous proportions and the exceptional outside space makes Old Forge House a particularly appealing family home.

Outside

The gardens are a defining feature of Old Forge House.

A beautiful and substantial garden extends from the house, with mature planting, established borders and generous areas of lawn creating a wonderfully private and peaceful setting.

A stream runs through the bottom section of the garden, providing an attractive natural feature and adding to the character and tranquillity of the property. Beyond the garden, open field views provide an appealing rural outlook and a wonderful sense of space.

The grounds offer plenty of opportunity for outdoor entertaining, recreation and family enjoyment, with the established and well thought out planting providing colour and interest throughout the seasons.

A separate annexe provides valuable additional accommodation and offers excellent flexibility for guests, extended family, home working or other ancillary uses, it also houses a laundry room.

A large, gravelled parking area is set in front of the house with access from the street provided via a set of attractive iron gates.











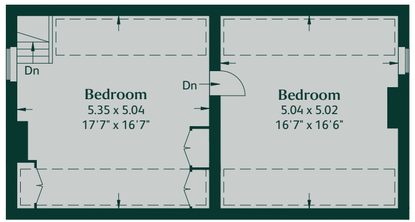




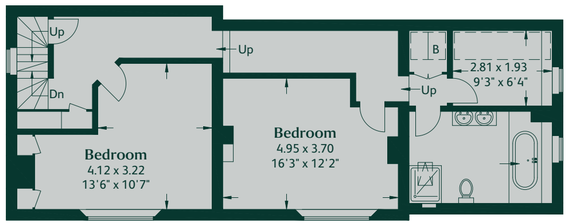




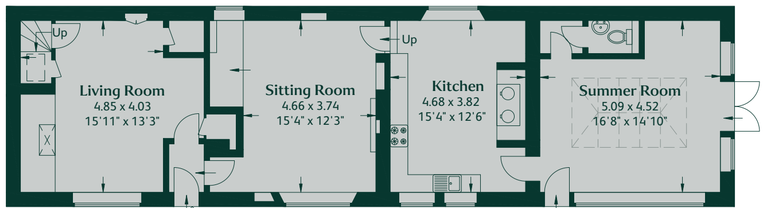
Floorplans



Second Floor

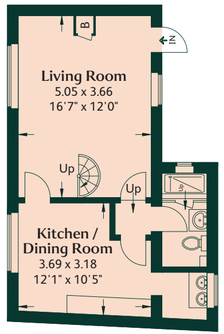


First Floor

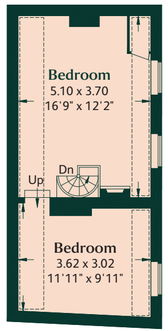


Ground Floor

Approximate Gross Internal Area
Main House = 231.94 sq m / 2496.58 sq ft
Annexe = 67.45 sq m / 726.02 sq ft



Annex Ground Floor



Annex First Floor

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General Remarks

Viewing
The property may only be inspected by prior arrangement through King West.Tel: 01858 435970.

Services
None of the services have been tested by the agents.

Local Authority
West Northamptonshire Council

Council Tax Band
E

Energy Performance Rating
House – E
Annexe – E





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