



| The Hall
Brockhall | Northamptonshire | NN7 4NS

FINE & COUNTRY

| THE HALL

Nestled within thirteen acres of spectacular gardens and grounds is The Hall; a magnificent Jacobean manor house built by Edward Eyton back in 1623. | The Hall is an elegant triplex apartment boasting two bedrooms and two spacious reception rooms; crammed full of character and history.



The Hall is a stunning Grade II* listed Jacobean Hall dating back to the 17th Century, now converted into 7 individual homes. | The Hall is a triplex apartment with its own front door spanning the ground, first and second floors. The home offers total privacy and low maintenance living whilst benefitting from 13 acres of beautiful private grounds in a rural setting. This property has been lovingly restored and maintained by the current owners and still holds many of its original features, both from the Jacobean period and a slightly more recent renovation in 1799. The property comes to the market with no onward chain.

Ground Floor

Entry to the property is through the original gothic front door, straight into the welcoming entrance hall with impressively high ceilings and original flagstone flooring. Off the hallway is the downstairs cloakroom featuring a Deluge toilet with period wooden seat, recently restored by Thomas Crapper & Co. The grand ground floor drawing room benefits from a Jacobean mullioned open fireplace, currently housing a log burning stove. The room also showcases original wooden paneling and built in bookshelves. The original leaded windows have all been professionally restored and offer views over the 13 acres of private gardens.









First Floor

The part-restored Jacobean staircase leads to the first floor landing area which is currently being used as a home office. The landing leads into the beautiful and spacious living room with working Georgian fireplace and wonderful views over the parkland. The bay window sills have been converted to Northamptonshire stone. Hidden behind the built in shelving units is an original secret room with original steel doors and sliding shutters, first built for housing valuables but now offering multiple uses such as a cold larder, hobby room or a fantastic wine room. The kitchen / breakfast room has been refitted with antique pine cupboards and rare granite worktops with an inset butler sink with waste disposal and concealed removable stainless steel bin store. There is ample space for appliances and a range cooker beneath the extractor hood. An additional working stone fireplace compliments the room and could even be converted into a pizza oven. Beneath the stairs to the second floor is a large built in cupboard.

Seller Insight

“There were so many things that we fell in love with the very first time we came to view the property fourteen years ago and we knew almost immediately that this was the home for us,” recall the owners. “The main Hall is a beautiful Jacobean country house which oozes character and charm and the surroundings are really quite breathtaking. It’s a place where we’ve been able to enjoy utter tranquillity and privacy in a really picturesque setting, but we’ve also relished having the peace of mind of knowing that there are several well-served towns and villages within really easy reach.”

“The property was not in need of renovation when we purchased it, however we chose to thoroughly restore it with high quality products in keeping with its history. We had all of the windows professionally restored by one of the last remaining window restorers who has worked on Windsor Castle, amongst other notable historic buildings. We stripped back all of the original wood and mullions which had been painted and restored the original 1799 ‘Deluge’ downstairs toilet and wooden seat.”

“We feel very secure at the property and safe knowing we can lock it up and go away without having to worry about anything. There is no gardening or outside maintenance to worry about as all of this is taken care of - we simply enjoy the spectacular gardens and grounds whilst professionals do all of the hard work. To the front of the property is an abundance of beautiful trees; a lovely place to take a chair or hammock to relax under the shade or in the sun. The side of the Hall has been set up with a patio with seating and a table; where some residents will take a BBQ or just sit outside on a summers evening. Also, alongside the grounds, there is a gorgeous 13th century stone church with a beautiful enclosed archway entrance from our grounds which is also only for the use of residents. There is ample parking for visitors to the front of The Hall, in addition to allocated parking spaces, of which residents are very respectful.”





"The rooms that we tend to naturally gravitate to are the living room and the kitchen, but we love the downstairs sitting room as it's just so peaceful. All of the fireplaces are working and we have often considered adding a pizza oven in the kitchen! There are so many standout features in the property, such as the original mullion windows with mostly remaining handmade 17th century glass, the original flagstone floor in the hallway, the original Jacobean and Georgian fireplaces and the wonderful wooden staircase of which parts leading to the first floor date back to the original 17th century building. Another unique feature is the original secret safe room which was used to house valuables, however the previous owners used it as a wine room. We used it as a hobby room. It is a brilliant extra space to have at Christmas time when it makes the perfect cold larder!"

"Our daughter got married at the property and walked from The Hall through the archway and along the path into the church. For special events, residents have had marquees in the grounds which are always erected to the side of The Hall."

*"We've loved living here and there's so much that we'll miss when we leave," say the owners. "Feeling so safe and secure has been wonderful, and knowing there are people around to help, if necessary, but having the ability to still live very privately has been incredibly important to us. It has also been a pleasure to enjoy living in such a beautiful and historic property with stunning grounds, without the worry of building maintenance and gardening."**

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Second Floor

The second floor comprises two large double bedrooms again with breathtaking views from the original leaded windows with Northamptonshire stone sills. There is an ensuite to the main bedroom with underfloor heating and walk-in shower. Also on the second floor is a further main family bathroom with a free standing cast iron roll top bath. The second floor landing provides views of the church and access to the loft area.











Outside

To the front of the property there are two designated parking spaces along with ample parking for visitors. The 13 acres of private parkland surround the building and are for the private use of residents only. A long private driveway leads you to the front of the building, really creating a jaw dropping first impression.

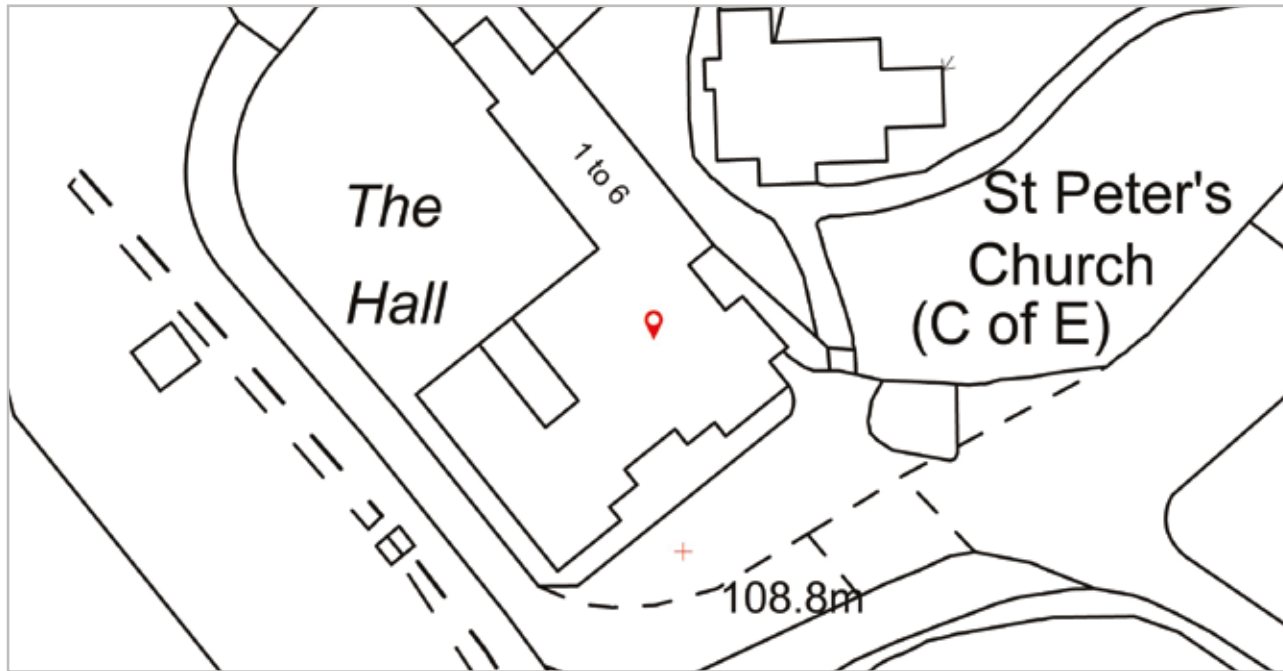




LOCATION

Brockhall is a beautiful hamlet, originally an estate village for The Hall. It lies just 9 miles west of Northampton and is well placed for communications, with easy access to the M1, M6 and M45 motorways. There are also train services from Long Buckby and Northampton into London Euston in around 1 hour. Village shops and amenities are available less than two miles away in the larger village of Flore.





Services

All mains services are connected to the property. LPG serves the boiler for the central heating to column Bisque Designer radiators and the electric hob in the kitchen/ breakfast room. There is a private drainage system. Broadband is available.

Tenure

Leasehold - 999 year lease commencing 1st April 2000. Current service charge for the property is £290.00 per month which includes water charges, building insurance, cleaning/maintenance of common areas and maintenance of the building. Each of the owners have a share in the Freehold of 13 acres of Brockhall estate.

Local Authority

Daventry District Council. Council Tax band: F.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07766 107490

Website

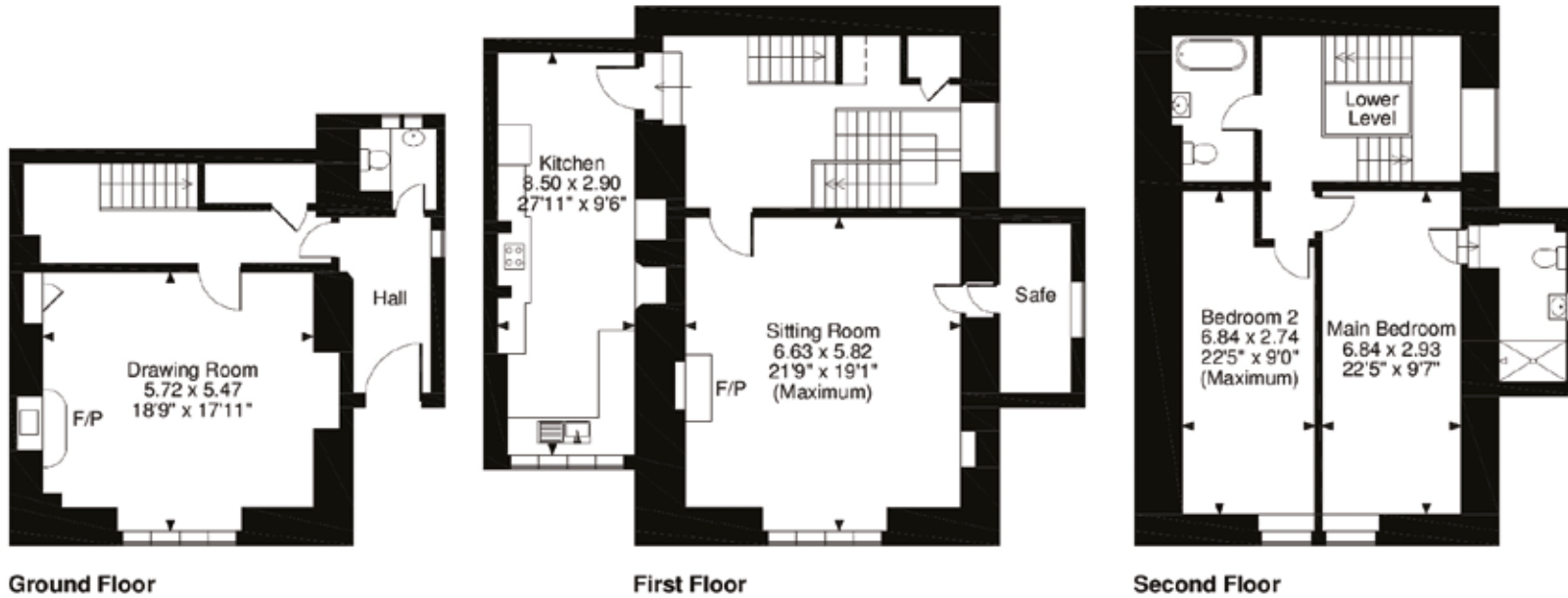
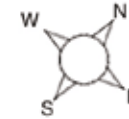
For more information visit www.fineandcountry.com/uk/northampton

Opening Hours:

Monday to Friday	09:00–17:30
Saturday	09:00–12:30
Sunday	By appointment only



The Hall, Brockhall, Northampton
Approximate Gross Internal Area
2415 Sq Ft/224 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Kelly prides herself in providing the highest level of customer care and listening to her clients in order to understand their individual needs. Whether that is a quick sale or the best price, Kelly will work with them to create a bespoke service for their property and timescale. Kelly is an expert in property presentation, marketing and social media; giving properties maximum exposure to the widest possible audience of potential buyers.

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