



**Newton House, Shotley, Harringworth, Northamptonshire, NN17 3AG**  
**Offers In Excess Of £565,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

## Newton House, Shotley, Harringworth, Northamptonshire, NN17 3AG

Tenure: Freehold

Council Tax Band: E (North Northamptonshire)



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Newton House is an exceptional Scandinavian style Home with Panoramic Countryside Views. The property presents an enviable opportunity to acquire a distinguished and energy-efficient Skandia-Hus residence, beautifully positioned in the sought-after hamlet of Shotley. The home enjoys a picturesque setting, with far-reaching views across open countryside, generous gardens extending to approx. 0.48 acres and a range of versatile outbuildings. The accommodation unfolds across a single level and comprises: Reception Hall, Wet Room, Kitchen/Dining Room, Sitting Room, Inner Hallway, three well-proportioned Bedrooms, Family Bathroom, Utility Room and Rear Porch. The large gardens provide ample outdoor living space, with scope for entertaining, relaxation, or further landscaping to suit individual tastes.



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An exceptional Scandinavian style Home with Panoramic Countryside Views. Newton House presents an enviable opportunity to acquire a distinguished and energy-efficient Skandia-Hus residence, beautifully positioned in the sought-after hamlet of Shotley. The home enjoys an enviable setting, with far-reaching views across open countryside, complemented by generous gardens of approx. 0.48 acres, private parking and versatile outbuildings.

This fine example of the Ekudden house type showcases the inspired principles of Scandinavian architecture—open-plan living designed to maximise light and flow, seamlessly balanced with the privacy of well-proportioned bedroom accommodation. This property offers a lifestyle of comfort and sophistication.

Constructed with a timber frame and enhanced by a locally sourced stone façade, brick and elegant herringbone timber cladding to the gables, Newton House embodies both charm and durability. Triple-glazed timber windows, solar panels, electric heating, and a state-of-the-art air recovery ventilation system ensure modern efficiency and year-round comfort.

The accommodation, presented with tasteful attention to detail, unfolds across a single level and comprises:

Reception Hall, stylish Wet Room, Kitchen / Dining

Room featuring premium NF Ameublement units, light and airy Sitting Room, Inner Hallway, three well-proportioned Bedrooms, Family Bathroom, practical Utility Room and Rear Porch.

The gardens provide ample outdoor living space, with scope for entertaining, relaxation, or further landscaping to suit individual tastes.

Early viewing is strongly advised to appreciate the exceptional quality and setting of this highly desirable residence.

To find more about Skandia-Hus homes please visit <https://www.skandia-hus.co.uk/>

### ACCOMMODATION

#### GROUND FLOOR

##### Reception Hall

High quality, insulated, steel lined teak front door with unique security features and triple glazed side panel, fitted cloaks cupboard, electric heater, attractive tiled floor.

##### Wet Room 2.18m x 1.37m (7'2" x 4'6")

Contemporary white suite of low level WC and pedestal hand basin with mixer tap, walk-in shower area with glass screen, upright stainless steel radiator, tiled walls, tiled floor, window to front elevation.

##### Kitchen/Diner 5.77m x 3.20m (18'11" x 10'6")

Light and airy living space comprising:

##### Kitchen Area

Equipped with quality units (by reputable French furniture makers NF Ameublement) incorporating granite effect work surfaces with tiled splashbacks, inset Franke single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise Neff fridge, Neff 4 ring ceramic hob with extractor fan above and Neff electric oven beneath.

Tiled floor, Sandalwood cladding to ceiling, two windows to front elevation.

##### Dining Area

Electric heater, tiled floor, Sandalwood cladding to ceiling, two windows to front elevation, double glass panelled doors leading to Sitting Room.

##### Sitting Room 5.79m x 4.42m (19'0" x 14'6")

Spacious reception room with electric heater, three windows and external glazed door to rear garden.

##### Inner Hall

Built-in airing cupboard housing hot water cylinder, electric heater, tiled floor, roof access hatch, door to Utility.

##### Utility 3.48m x 1.73m (11'5" x 5'8")

White floor and wall mounted units with white formica worktops and tiled splashbacks, inset single drainer stainless steel sink with mixer tap, undercounter space and plumbing for washing machine, space for

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tumble dryer. Electric heater, tiled floor, half glazed door leading to Rear Porch.

### Rear Porch

Timber ceiling, tiled floor, window and external half glazed door to rear garden.

### Off Inner Hall:

### Bedroom One 4.17m x 2.72m (13'8" x 8'11")

Fitted wardrobe to one wall, electric heater, two windows to front elevation.

### Bedroom Two 3.94m x 3.53m (12'11" x 11'7")

Fitted wardrobe to one wall, electric heater, two windows to rear elevation.

### Bedroom Three 3.51m x 2.13m (11'6" x 7'0")

Fitted wardrobe, electric heater, two windows to rear elevation.

### Bathroom 3.02m x 1.80m (9'11" x 5'11")

Contemporary white suite comprising panelled bath and vanity unit incorporating concealed cistern WC, inset hand basin with mixer tap, adjoining granite vanity top and cupboards beneath. Upright stainless steel radiator, half tiled walls, tiled floor, window to front elevation.

## OUTSIDE

### Gardens & Grounds

The property occupies a generously sized plot with wrap around gardens extending to approximately 0.48

acres and backing onto fields.

The open-plan frontage is mainly hard landscaped with raised well stocked beds and provides ample off-road parking for a number of vehicles, as well as gives access to the Carport and Outbuildings.

The east facing rear and side gardens are bounded by estate fencing and mainly laid to lawn with a number of inset trees which include an apple tree, a damson, two Victoria plum trees and a pear tree.

### Carport 5.64m x 2.79m (18'6" x 9'2")

Softwood construction under tiled roof providing covered parking for one car and found to the front of the property.

### Outbuilding 9.22m x 6.07m (30'3" x 19'11")

Timber construction with 20 solar panels on the roof, concrete floor, strip lighting and power, storage above, 2 sets of traditional timber double doors and personnel door to front.

### Summerhouse 3.48m x 2.46m (11'5" x 8'1")

Cedar construction with triple aspect windows and glazed external door.

### Garden Shed 3.61m x 2.41m (11'10" x 7'11")

Timber construction providing useful storage.

## SERVICES

Mains electricity  
Mains water supply

Mains sewerage (please note there is a redundant / disused septic tank on the site)

Electric heating with individual thermostats  
20 solar panels (Owned, included in the sale. Further Information is available on request via the sole selling agents).

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Ultrafast  
Mobile signal availability:  
EE - good outdoor, variable in-home  
O2 - good outdoor  
Three - variable outdoor  
Vodafone - good outdoor  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

## HARRINGWORTH & SHOTLEY

Harringworth is a small village in north east Northamptonshire, three miles from Uppingham, 10 miles from Oakham and 11 miles from Stamford. It lies in the valley of the River Welland close to the border with Rutland and is overlooked by the Harringworth Railway Viaduct. This is the longest brick built viaduct in the UK. The railway line and viaduct are very popular with steam train and heritage enthusiasts and the village is also a popular destination for walkers, campers and cyclists.

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Harringworth & Shotley has a thriving community spirit with many social, special interest and fund raising activities. The church, village hall, local clubs and riding stables are at the heart of the community.

### COUNCIL TAX

Band E  
North Northamptonshire Council - telephone 0300 126 3000.

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

### Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









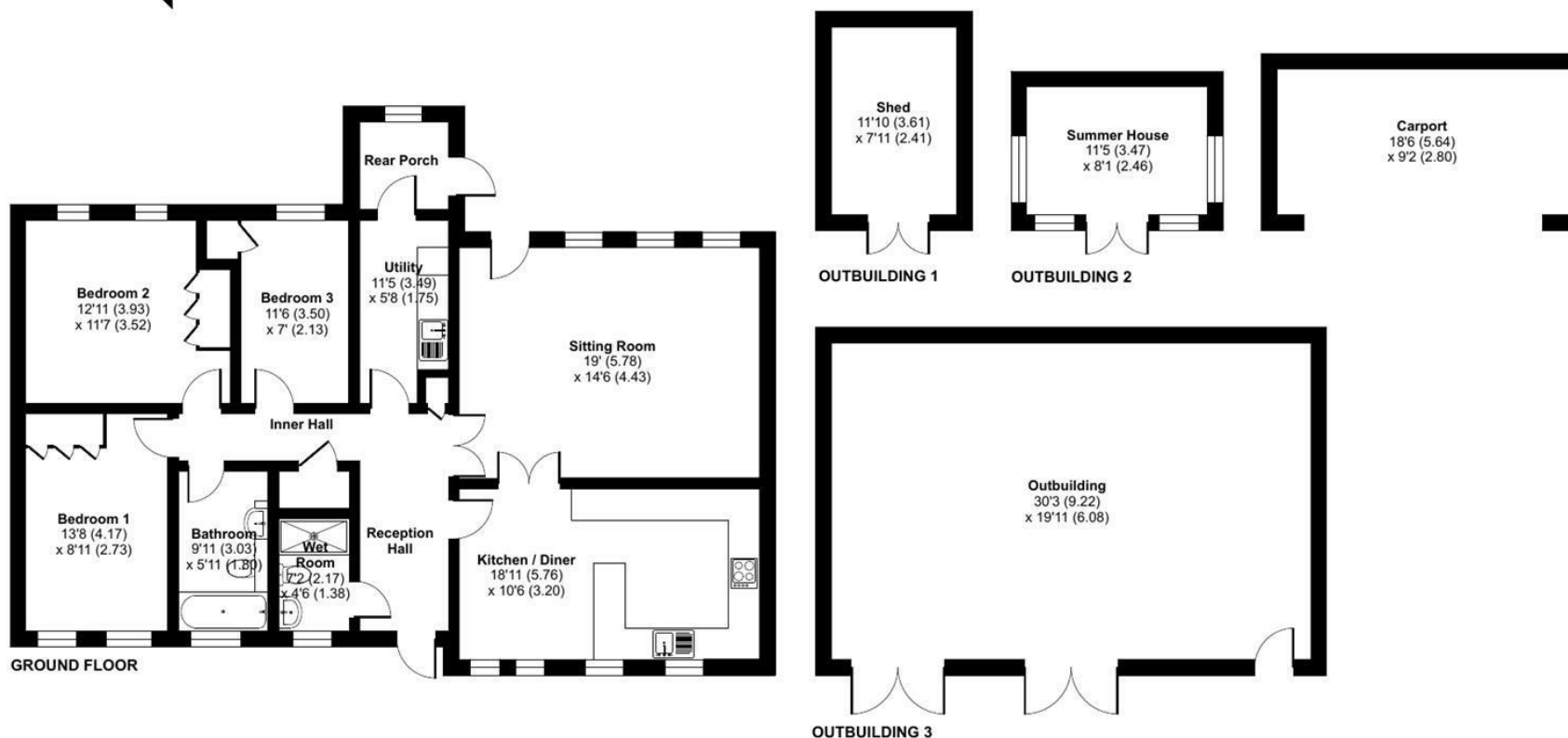
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Approximate Area = 1234 sq ft / 114.6 sq m (excludes carport)

Outbuildings = 789 sq ft / 73.3 sq m

Total = 2023 sq ft / 187.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 92        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition; Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1354026



