

Daventry

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5 New Street, Daventry

NN11 4BT

£385,000



A fantastic opportunity to acquire a unique property with several different potential uses, that could (subject to planning) include commercial use, that has the heritage of Daventry at its heart.

A rare opportunity to acquire a prominent detached property in the heart of the market town of Daventry. Originally two dwellings, Windsor Lodge is the merging of two Grade II and Grade II star listed character properties into one very large dwelling. The earliest elements of the property were built in 1576 and were originally Daventry's first Grammar School. There is planning permission to split this property into two residential dwellings with separate electricity and water supplies. Grade II \* Listed and Grade II Listed.

The building has undergone many changes of use over the years, including being a Catholic Church, a guest house, a restaurant and most recently a tea room.

The total accommodation comprises: Two entrance porches, double full height cellar, hallways, two large ground floor reception rooms one with a built-in bar, fitted kitchen, three cloakrooms, scullery, rear conservatory passage, two staircases, two first floor reception rooms, four first floor bedrooms, bedroom one has a dressing room, three with en-suite shower rooms, a family bathroom and two further second floor bedrooms, one with a further en-suite shower room. There is a side driveway with off-road parking for one car and a very secluded courtyard garden. The property benefits from gas radiator heating.

Entrance Porch - Enter via a part glazed door. Radiator. Cupboard housing gas fired boiler. Telephone point. Stairs rising to first floor landing. Stairs down to cellar. Half glazed door to inner hallway.

Cellar - Full height cellar with light connected and split into two rooms.

First room- 4.16M x 2.74M (13'7" X 8'11")

Second room- 3.67M x 3.06M (12'0" X 10'0")

Inner Hallway - Half glazed door to:

Kitchen - 2.70 x 4.41 (8'10" x 14'5") - Fitted with a range of base units with work surfaces over. Commercial extractor unit. Inset single drainer stainless steel sink unit. Plumbing for dishwasher. Gas cooker point. Telephone point. Window to rear aspect.

Dining Room - 3.28 x 5.32 (10'9" x 17'5") - Windows to front and side aspect. Television point. Additional external door to side access.

Large Living Room - 12.01m x 5.64m (39'5 x 18'6) - A vast space incorporating a built in bar, two separate wc's, several exposed beams, two mullion stone windows to side elevation. Door to porch and little hallway with stairs rising to first floor. Doorway leading through to Kitchen.

Conservatory Passage - 1.21 x 6.54 (3'11" x 21'5") - Window to rear and door to rear garden. Power points and lighting. Wash hand basin. Door and access to Scullery room.

Wc - Housing low flush WC.

Scullery Room - 3.58 x 4.13 (11'8" x 13'6") - Window to side aspect. Tiled flooring. Plumbing for washing machine. Power points and lighting. Vaulted ceiling.

First Floor Landing One - Stairs rising to first floor landing. Doors to:

Sitting Room One - 5.54 x 3.46 (18'2" x 11'4") - Feature bay window to front aspect with window seat. Radiator. Television point. Ornate ceiling rose and coving.

Bedroom One - 3.14 x 4.45 (10'3" x 14'7") - Window to rear aspect. Two radiators. Wash hand basin. Fitted wardrobes. Exposed beam.

Dressing Room - 2.77 x 2.29 (9'1" x 7'6") - Opaque window to side aspect. Vanity sink unit with cupboard under. Fitted wardrobes.

Bathroom - 2.95 x 1.26 (9'8" x 4'1") - Suite comprising: Low flush WC, Pedestal wash hand basin and panelled bath with mains fed shower system over. Tiled surrounds. Opaque window to side aspect. Radiator.

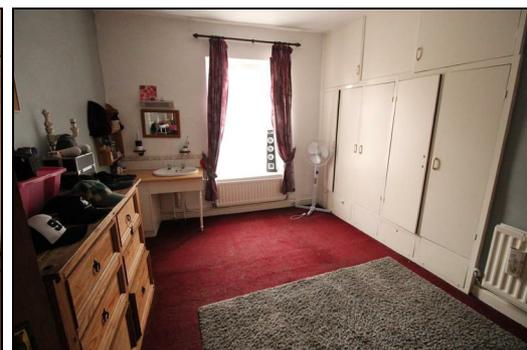
First Floor Landing Two - Accessed via second staircase. Doors off to:

Sitting Room Two - 5.79 x 3.68 (18'11" x 12'0") - Huge floor to ceiling arched window to front aspect. Cupboard housing second gas fired boiler. Further stone window to side aspect.

Bedroom Two - 4.88 x 2.59 (16'0" x 8'5") - Windows to side and rear aspect. Door to:

En-Suite Shower Room -

Bedroom Six - 3.81 x 2.59 (12'5" x 8'5") - Window to rear aspect. Door to:



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.