



BY DESIGN

*The Tower House*

Guilsborough, Northamptonshire



# Stunning non-listed period property in sought-after village!

This stunning 19th century, non-listed family home comes to the market with no onward chain and offers just over 4000 sq. ft. of flexible living accommodation. There are 5/6 bedrooms, 4 bathrooms, 5/6 reception rooms, a beautiful mezzanine study and an office. One of the reception rooms on the ground floor could be turned into a 6th bedroom/studio/gym as it has its own en-suite shower room. There's also the potential to convert a wing of the house into an annexe as it has its own separate access. This home has the most wonderful kitchen/diner with log burner making it perfect for family life and for entertaining. The Tower House is a semi-detached character property that sits on just under half an acre and is located at the end of a long private driveway, offering peace and privacy.



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The Tower House, Church Way, Guilsborough, Northamptonshire, NN6 8QF

## Ground Floor

When entering this home, you're greeted by the lovely entrance hall which leads you to the snug/music room to your left. The hallway then brings you past the door to the rear garden, the downstairs cloakroom and the utility room which offers space for a washing machine and a tumble dryer. At the end of the hallway, you'll find the incredible kitchen/diner with mezzanine which is perfect for family life and for entertaining. The current owners renovated this room, creating a wonderful blend of original features and modern/contemporary style. There is also underfloor heating and a stunning feature log burner. The kitchen boasts beautiful granite worktops and multiple integrated appliances including a Neff dishwasher, a wine fridge, a Quooker hot tap and a Range cooker. There is also a pantry with pull out drawers and space for an American style fridge/freezer. French doors open onto the outdoor patio which is perfect for alfresco dining.

To the right of the entrance hall you'll find the cozy and spacious living room which boasts a stunning inglenook fireplace with log burner. Sliding doors open onto the outdoor patio.

Leading off the living room is the large foyer with display fireplace. This room offers access to the rear garden and first floor as well as the stunning garden room which is flooded with natural light. French doors open onto the garden making this a fantastic room in the summer. There is also another reception room just off the foyer which could be turned into the 6th bedroom/studio/gym as it has its own en-suite shower room.

\*The foyer, garden room and extra reception room offer flexible living accommodation which could be turned into an annexe/independent studio as it has its own separate access.













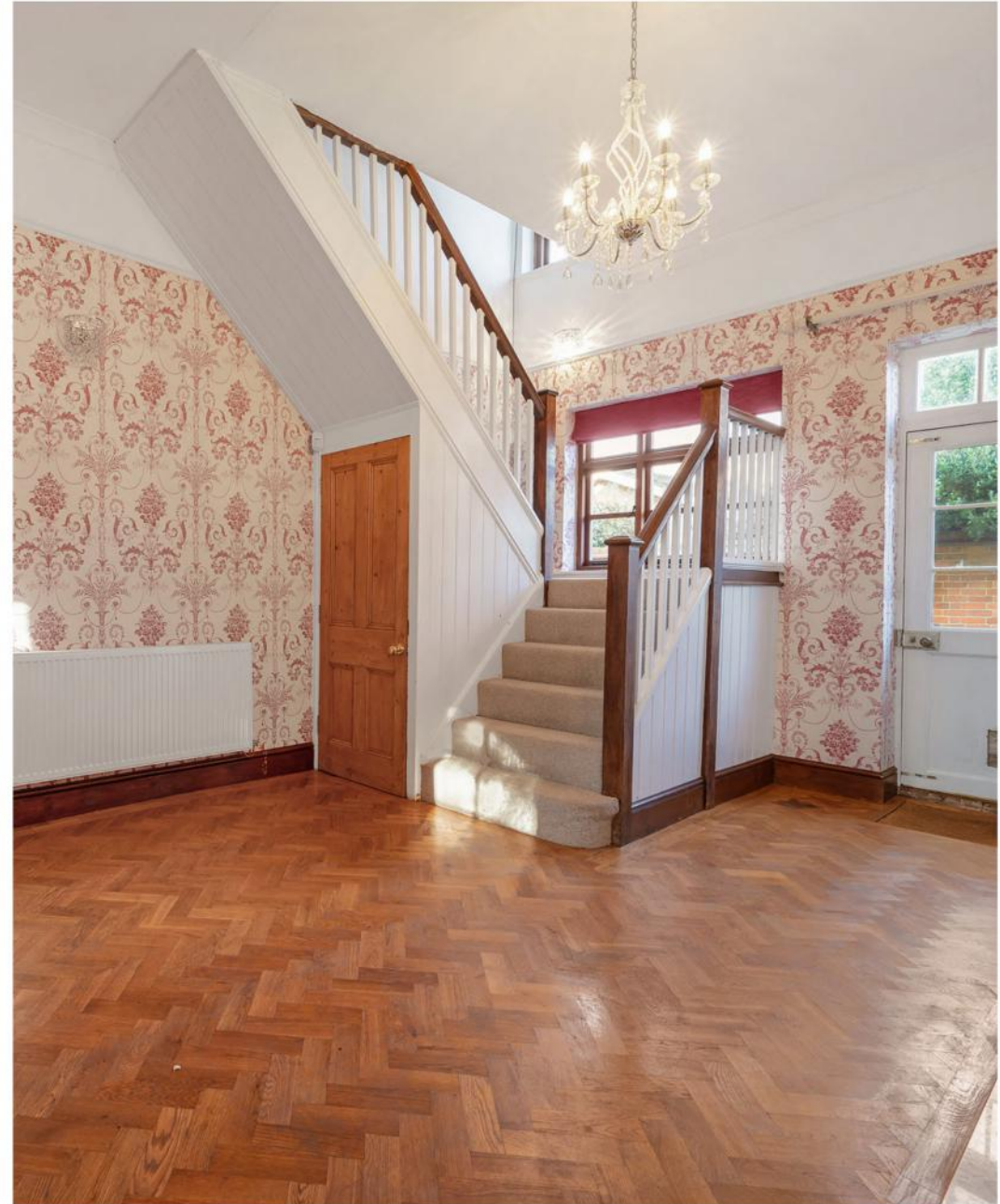




## First Floor

Stairs from the entrance hall lead up to the first floor which boasts 5 bedrooms, 3 bathrooms, a mezzanine study and an office.

The spacious main bedroom offers built-in wardrobes and an en-suite shower room. This bedroom also leads to the stunning mezzanine which is currently used as a study. Bedroom 2 has a newly renovated jack-and-jill en-suite shower room. A second staircase by bedroom 2 and 3 lead down to the foyer.



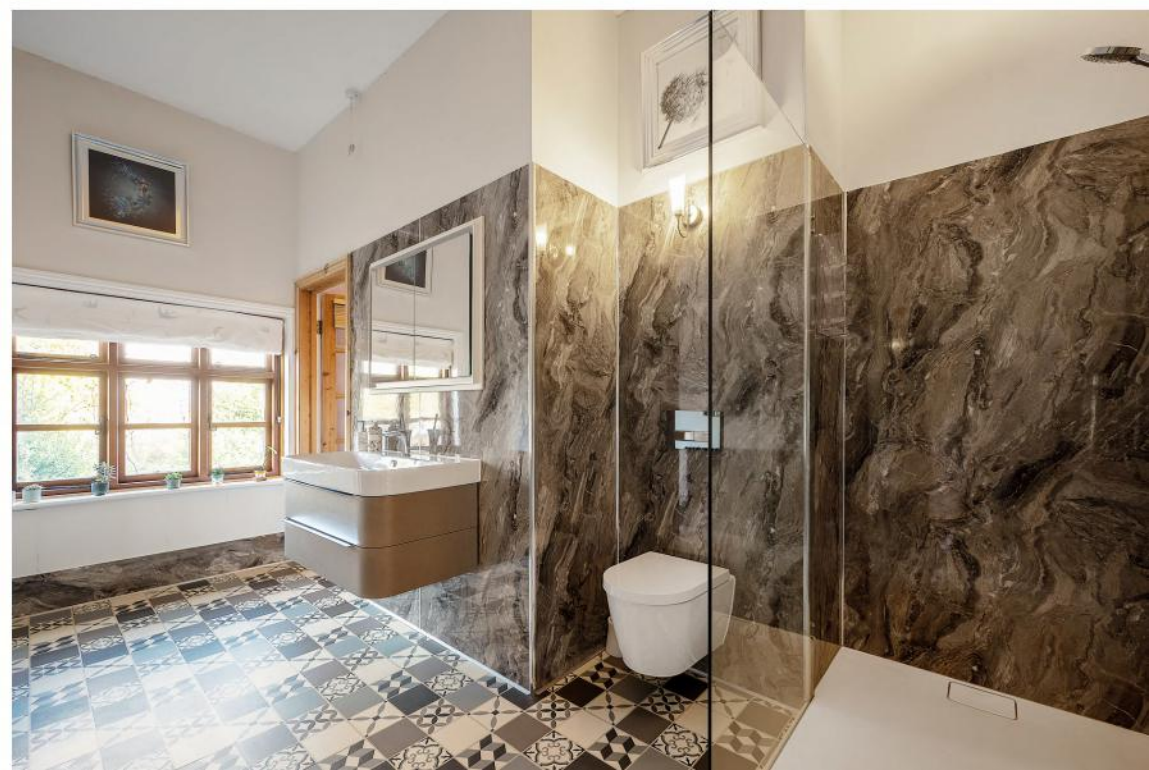


Be  
like nobody's watching.  
Be  
like you've never been hurt.  
Be  
like nobody's listening.  
Be  
like it's heaven on earth.











## Outside

The Tower House is tucked away and secluded but still in the heart of the village offering that perfect village life balance. The house is located at the end of a long, private driveway and offers ample parking and a workshop. The gardens are mainly located at the front of the property and are very private. There is smaller walled garden at the back of the property which is very secure and perfect for younger children and pets.







# Information

## Location

Guilsborough is a beautiful village that's surrounded by countryside and boasts an array of amenities such as a pub, a village shop with post office, a church, a hairdresser and a doctors surgery. There's also a pre-school and primary school in the village as well as the popular Guilsborough Academy. Many fantastic independent schools can also be found nearby including Spratton Hall, Maidwell Hall and Rugby. The village offers great road links to the A14 and M1 and the train stations in Long Buckby (5.9 miles), Northampton (11.5 miles), Market Harborough (11.7 miles) and Rugby (12.7 miles) are easily accessible and offer direct trains to London in approx. an hour.

## Services

Mains electricity, water and drainage. Oil fired heating.

## Tenure

Freehold

## Local Authority

West Northamptonshire Council

## Council Tax Band

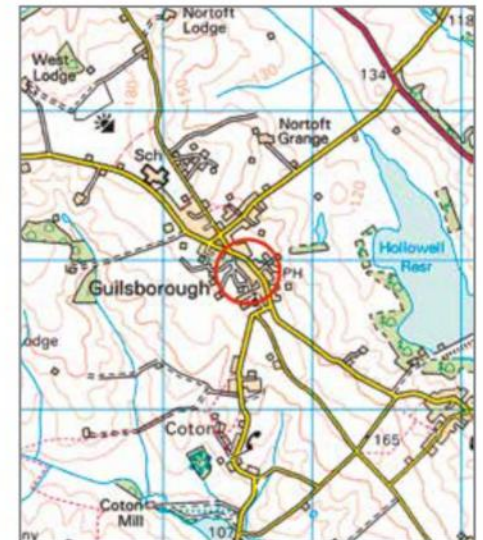
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## Viewing Arrangements

Strictly via the vendors sole agents By Design on  
07393997427

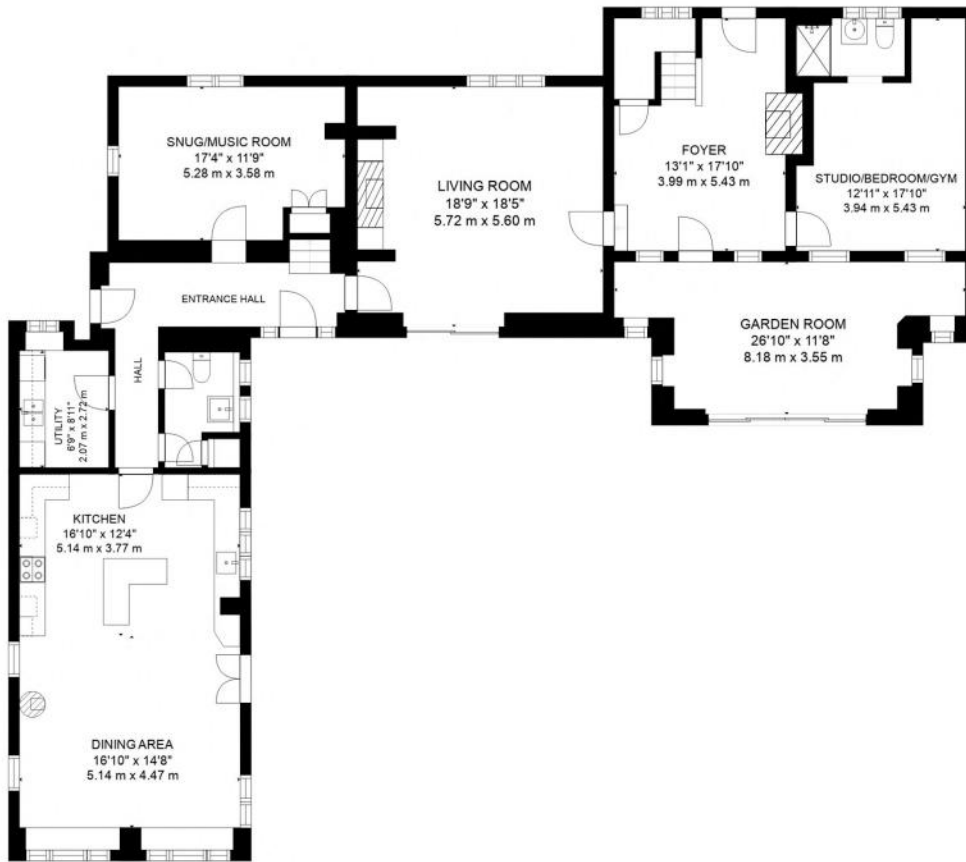
## Website

For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)



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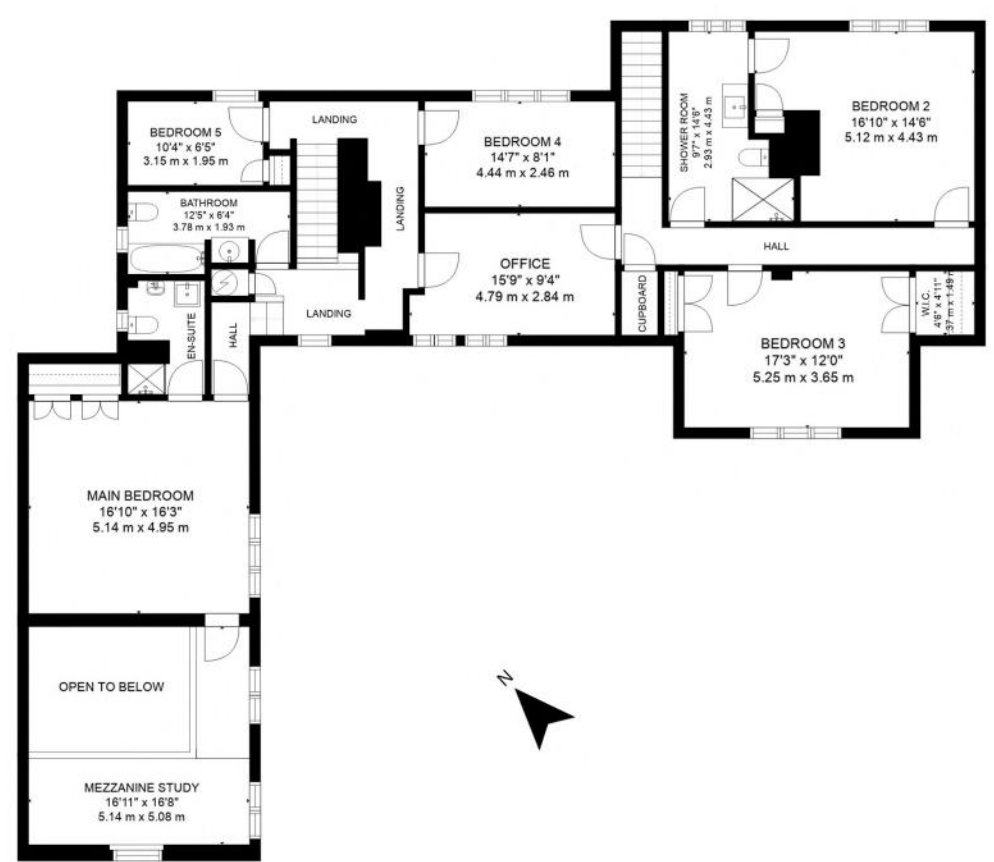
*Offers Over £900,000*



GROUND FLOOR



WORKSHOP



FIRST FLOOR

**GROSS INTERNAL AREA**  
 GROUND FLOOR: 2107 sq. ft, 196 m<sup>2</sup>, FIRST FLOOR: 1953 sq. ft, 181 m<sup>2</sup>  
 TOTAL: 4060 sq. ft, 377 m<sup>2</sup>  
 EXCLUDED AREAS, WORKSHOP: 174 sq. ft, 16 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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National audience  
*local knowledge*