



27 Upper High Street, Harpole, Northamptonshire, NN7 4DJ

HOWKINS &  
HARRISON



27 Upper High Street, Harpole,  
Northamptonshire, NN7 4DJ

Guide Price: £350,000

A handsome double fronted three storey detached, Victorian dwelling dating back to 1878, enjoying a rural aspect across open farmland to the rear, offered for sale with no upward chain and located in the popular and sought after village of Harpole.

#### Features

- Charming detached Victorian three storey dwelling
- Fitted kitchen
- Dining room with log burner
- Sitting room/bedroom with “Juliette” balcony & views across farmland
- Two further bedrooms & bathroom
- Single garage & courtyard garden
- No upward chain





## Location

The popular village of Harpole is about four miles west of Northampton and two miles from Junction 16 of the M1 motorway. The centre of the village is largely made up of individual stone and brick period character houses and cottages and benefits from a range of amenities including a village store/newsagent, primary school, church, two public houses an antique shop with secondary education provided at Campion School in the village of Bugbrooke. Recreational facilities in the area include Sixfields Leisure Centre which is about one and a half miles distant where there is a multi-plex cinema and the Cobblers football stadium and nearby there are restaurants and Northampton Saints Premier Rugby at Franklins Gardens.



## Ground Floor

The accommodation is entered through a composite door which leads into the dining room with its main features being the multi-fuel burner, painted exposed stone wall and a window to the rear overlooking farmland. Stairs rising to the first floor accommodation and a door to the kitchen which has a range of cabinets, working surfaces incorporating a sink unit, built-in appliances to include a gas hob, extractor hood and double oven, a separate fridge and freezer, plumbing and space for a washing machine and dishwasher, and a stable style door leading to the courtyard garden.

## First Floor

The landing has stairs rising to the second floor and a door into the sitting room or further bedroom if desired, bedroom which enjoys views across open farmland with uPVC sliding patio doors with a "Juliette" balcony. There is also a shower room on this floor which has been re-fitted to briefly comprise of a shower cubicle, wash basin, WC and a boiler cupboard housing a "Worcester" combination gas fired boiler.

## Second Floor

There are two bedrooms located on the top floor, both with fitted wardrobes with one bedroom enjoying far reaching views to the rear across open farmland.

## Outside

The front garden is enclosed by a low brick built boundary wall. There is a gated pedestrian side access to the courtyard style garden which has a tiled floor, a stone built raised flower bed and is enclosed by brick built walling and fencing. There is a brick built store shed and access into a single garage.

## Viewing

Strictly by prior appointment via the agents. 01604 823456.

## Fixtures and Fittings

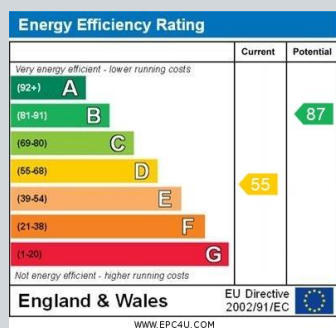
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

South Northamptonshire Council - Tel: 0300-1267000  
Council Tax Band- D



## 27 Upper High Street Harpole NN7 4DJ

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



### Shower Room

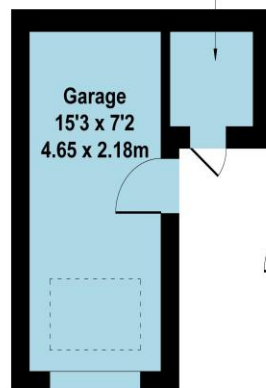
12'0 x 7'10  
3.65 x 2.38m



Living Room  
13'6 x 12'1  
4.12 x 3.68m

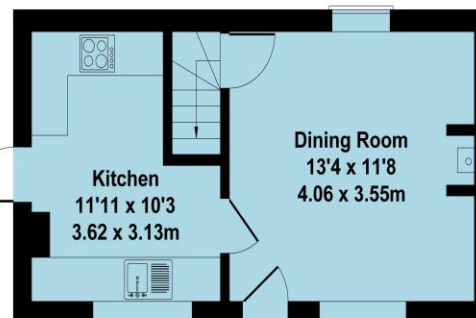
Store  
4'6 x 4'3  
1.38 x 1.30m

### FIRST FLOOR



Garage  
15'3 x 7'2  
4.65 x 2.18m

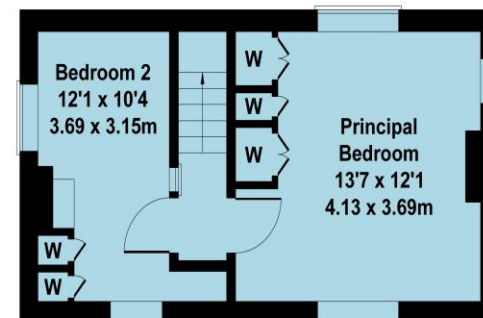
### GARAGE



Kitchen  
11'11 x 10'3  
3.62 x 3.13m

Dining Room  
13'4 x 11'8  
4.06 x 3.55m

### GROUND FLOOR



Bedroom 2  
12'1 x 10'4  
3.69 x 3.15m

Principal Bedroom  
13'7 x 12'1  
4.13 x 3.69m

### SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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## Howkins & Harrison

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