



## At a glance

- Character Farmhouse
- 1.5 Acres
- Annex
- Private Driveway Approach
- Sought-After Location
- Four Bedrooms
- Four Reception Rooms
- EPC Rating F

## Full property description

A well-presented character 15th century farmhouse, accessed via a private driveway and set within approximately 1.5 acres of landscaped grounds, located in the highly sought-after hamlet of Pury End, according to the legend it was visited by Queen Elizabeth I, on her way from London to Edinburgh. This charming home retains a wealth of character features throughout and, in brief, comprises: an entrance lobby, kitchen, sitting room, dining room, family room, four bedrooms, family bathroom, shower room and cloakroom. Externally, the property further benefits from an annex, garage, ample off-road parking for multiple vehicles and an additional external store room..





## Additional Information

**Services:** Mains water, electricity, gas

**Local Authority:** West Northamptonshire Council

**Council Tax Band:** F

**Energy Efficiency:** F

### Entrance

Enter via the front door into the entrance lobby which includes wooden flooring, a door leading to the sitting room, space for storage and an opening through to the kitchen.

### Kitchen

The kitchen includes both high level and low units, worksurfaces, stainless steel sink with mixer tap, tiling to splashback areas, space for a dining table, tiled flooring, exposed original beams, under cabinet lighting, and spaces for appliances such as a Range cooker, American fridge/freezer and washing machine. There are windows to the front, rear and side aspects and doors leading to the conservatory and cloakroom.

### Cloakroom

The cloakroom includes a WC, handwash basin, tiling to the splashback area and an obscured window to the side aspect.

### Conservatory

The conservatory has a glazed pitched ceiling, wall lighting and tiled flooring. To the rear aspect are glazed windows and glazed French doors which lead out to the garden.

### Dining Room

The dining room includes wooden flooring, space for a dining table, spotlighting, stairs rising to the secondary landing, window to the rear aspect and doors leading to the sitting room and conservatory.

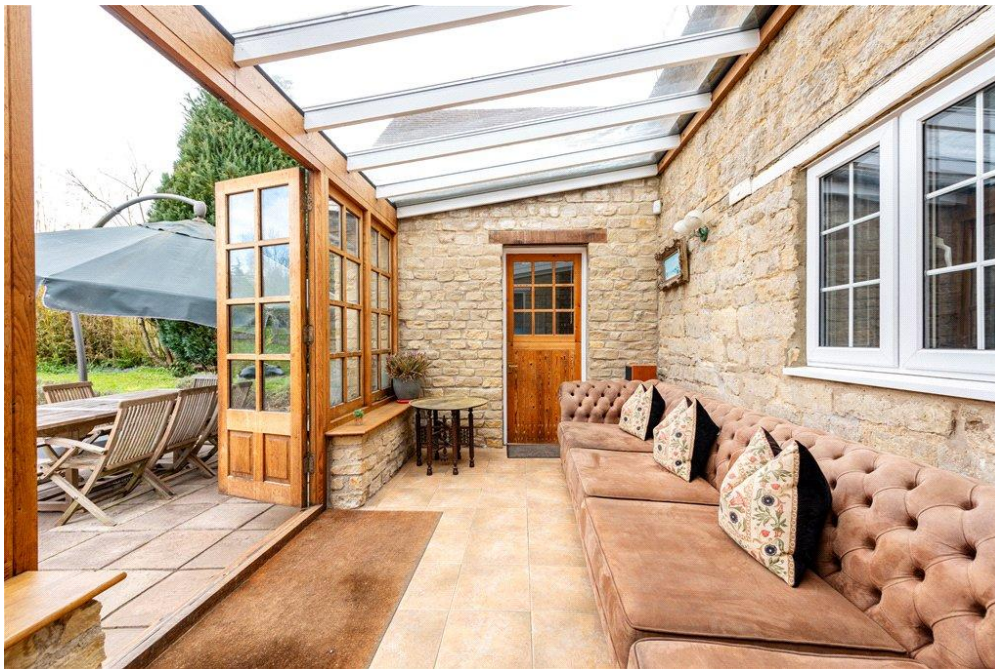
### Family Room

The family room includes wooden flooring, original exposed beams, feature fire place containing a log-burning stove, spotlighting and a window to the front aspect. A door leads to the dining room and French doors lead to the sitting room.

### Sitting room

The sitting room includes wooden flooring, windows to the front and rear aspects, inglenook fireplace containing a log-burning stove and stairs leading to the first floor landing.





### First Floor Landing One

Stairs rise from the sitting room the first floor landing which includes carpeted flooring, exposed original beams and doors leading to the bathroom, bedroom two and bedroom three.

### Bathroom

The shower room includes a WC, handwash basin, shower cubicle, panelled bath with central mixer tap and shower attachment, chrome towel radiator, wall tiling, wooden flooring, access to a storage cupboard, spotlighting, extractor fan and an obscured window to the side aspect.

### Bedroom Three

Bedroom three includes wood effect flooring, partially vaulted ceiling, built-in storage cupboard and a glazed window to the front aspect.

### Bedroom Two

Bedroom two has wooden flooring, partially vaulted ceiling, exposed original beams and a dormer window with seating area below to the front aspect.

### First Floor Landing Two

Carpeted stairs rise from the dining room to the secondary landing which has wood effect flooring, window to the side aspect and doors leading to the shower room, bedroom one and bedroom four.

### Bedroom One

Bedroom one has wooden flooring, exposed original beams and a dormer window to the front aspect.





#### **Bedroom Four**

Bedroom four has wood effect flooring, built-in storage cupboard and a window to the rear aspect.

#### **Shower Room**

The shower room includes a WC, handwash basin, shower cubicle, wall tiling, wood effect flooring, chrome towel radiator, extractor fan and an obscured window to the front aspect.

#### **Annex and Garage**

The annex is situated separately from the main property and has wooden flooring, partially pitched ceilings, Velux window and two windows to both side aspects. Doors lead into the ensuite and into the garage; which is also accessible via barn-style doors.

#### **Annex Ensuite**

The annex ensuite has a WC, handwash basin, shower cubicle, tiling to splashback areas and an obscured window to the side aspect.

#### **Grounds**

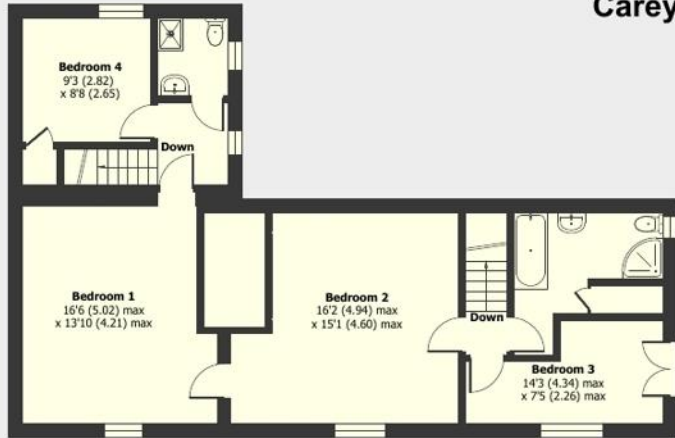
Set within an impressive 1.5 acres of beautifully landscaped grounds, this property is approached via a private driveway and enjoys both front and rear gardens with a magnitude of mature trees. There is an extensive parking area for multiple vehicles, along with a generous patio area ideal for outdoor seating and entertaining. Additional features include a feature filled-in well and a useful external store room.



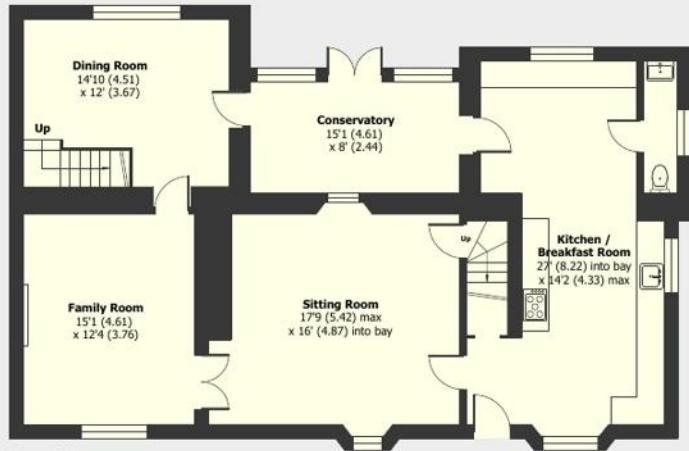
# Careys Road, Pury End, Towcester, NN12

Approximate Area = 2141 sq ft / 198.9 sq m  
 Annexe = 274 sq ft / 25.4 sq m  
 Garage = 236 sq ft / 21.9 sq m  
 Outbuilding = 75 sq ft / 6.9 sq m  
 Total = 2726 sq ft / 253.1 sq m

For identification only - Not to scale



First Floor

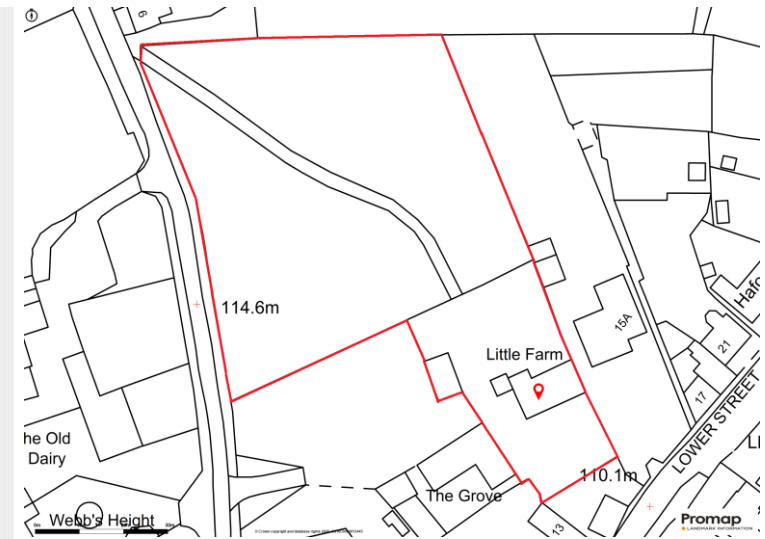


Ground Floor



Garage / Annexe

Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Mustard. REF: 1434779



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Mustard has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

