



**The Manor House** Brigstock, Northamptonshire

## The Manor House

Brigstock, Northamptonshire  
NN14 3HG

A handsome Grade II\* Listed country house set in beautiful landscaped gardens

Kettering 8 miles, (St Pancras from 55 mins),  
Market Harborough 16 miles

Reception Hall | 5 Reception rooms | Kitchen  
Breakfast room | Family room | Study | Master  
Bedroom suite | 7 Further bedrooms (3 ensuite)  
2 Further bathrooms | Playroom | Gym  
Workshop | Garaging

Landscaped Gardens and Grounds

In all, about 4 acres

### The property

Described by Sir Nikolaus Pevsner in his Authoritative Guide to the Buildings of England as being of architectural and historical interest, The Manor House represents a rare opportunity to acquire an historic country house of architectural importance. The property is listed Grade II\* medieval in origin, built as a hunting lodge in a clearing of the royal forest of Rockingham, with sympathetic alterations throughout the intervening centuries most notably in the form of extensions, firstly in the Jacobean period and then in 1890 by the eminent Victorian architect J A Gotch.

The property, constructed of local squared coursed limestone, benefits from many character features, both external and internal, including stone fireplaces, mullioned windows and stone floors. Of particular note is the Great Hall with spine beams and oak panelling, and Solar (first floor drawing room) both believed to date from the 12th Century, together with a fine example of a Jacobean oak staircase in the main hall. The present owners have improved the house to exacting specifications.

Great thought has been given to the interior refurbishment and styling. The property has a superb Bronte kitchen with walk in larder, reclaimed limestone floors by Paris Ceramics and tastefully refitted bathrooms. Further improvements include cat5 wiring for entertainment system, both internal and external and underfloor heating to many of the largest rooms.

The Great Hall is accessed via an entrance porch with grand double leaf arched and oak doors. This superb room has Stone flooring with underfloor heating, panelled walls, beamed ceiling, grand stone fireplace and oak door to the original buttressed porch for the house leading to the gardens. The library is accessed from the Hall and also features stone flooring and fireplace with a further oak door leading outside. A reception Hall provides access to the majority of the ground floor reception rooms with a magnificent listed Jacobean oak stair case leading to first floor accommodation.

The dining room features a superb dressed stone arched fireplace over a sawn Ashlar stone inner and polished steel hood and there are stone floors under a beamed ceiling. There is also a light and airy sitting room with large mullioned windows, Adams style fireplace and coved ceiling. The heart of the house is the spacious Bronte hand crafted kitchen with oak floor and wall mounted cabinets, granite work surfaces, Belfast sink with mixer taps, four door Aga with companion module, further integrated appliances and Island unit with granite work surface. Open plan to the kitchen is the Breakfast room, with fireplace, exposed floor boards and painted wooden panelling to dado height. Additional accommodation on the ground floor includes a cloakroom, boot room, laundry room and rear hall with secondary stairs to first floor.





On the first floor, the principal landing has oak stairs leading to second floor and steps up to the impressive Solar (first floor drawing room), with high vaulted ceiling, wooden panelling to dado height, part exposed timber ceiling frames and full height bay window with seat. There is a stone fireplace with panelled oak mantle, exposed oak floor boards with underfloor heating and door to a family room with exceptional Rococo fireplace with painted alpine landscape panel. The Principal Bedroom Suite, contains exposed oak floor boards, a stone fireplace, door to inner hall which connects both to secondary landing and to a dressing room en suite and bathroom comprising a contemporary suite of W.C. twin wash hand basins, bidet, large circular spa bath and exposed oak floor boards. On this floor are three further bedrooms including a guest bedroom also with stylish en suite and a Bronte fitted family bathroom. On the second floor are four further bedrooms, two of which have en suites together with a bathroom and playground.

#### **Outside**

A sweeping driveway leads through listed stone piers to an extensive gravelled parking area. The property sits centrally in the grounds with landscaped gardens on all sides, containing a number of specimen trees and lawned areas. Immediately to the rear of the house is a large sun terrace, which overlooks the babbling Harpers Brook over which a bridge crosses to further lawned areas, large pond and a large timber built Workshop/ Store. Low stone walls partially encircle the house creating a sunken garden of the former Moat. The gardens are extremely private, backing onto protected paddock land and enclosed by a combination of trees, yew hedge, stone walls and fencing. In all the gardens and grounds extend to approximately 4.0 acres (1.62Ha). There is also a purpose built Triple Garage, with Gymnasium, boiler room and store to the rear.

#### **Location**

The Manor House is situated in a secluded position within this thriving historically interesting village, the origins of which are believed to date back to Saxon times. There are remains of a 10th century tower at the Parish Church and the village is referred to in the Domesday Book.

Nowadays Brigstock offers a good range of facilities including shops, two public houses, primary school, doctor's surgery, vibrant cricket club and Country Park outside the village. More extensive facilities are available in the Georgian Market Town of Oundle which offers many family run shops, businesses and restaurants, set around a traditional market place.

Communications to the area are excellent with easy access to A14 connecting to the west with M1 and M6, and to the east to A1 Great North Road. Mainline rail links are provided to London St Pancras via Kettering or Wellingborough and to London Euston from Northampton. International airports are within easy reach at East Midlands, Birmingham, Stansted and Luton.

Education in the region is well catered for with primary schooling in the village and secondary at Thrapston, Oundle and Corby. Within driving distance are highly regarded public schools at Oundle, Wellingborough, Oakham, Uppingham, Stamford and Kimbolton.

#### **General**

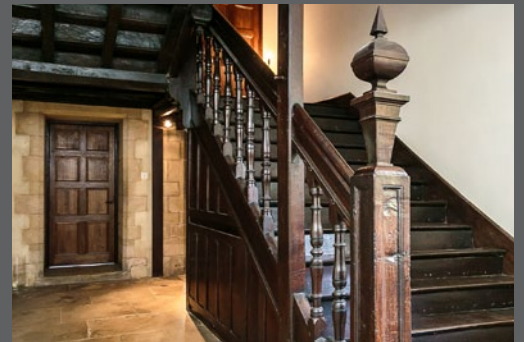
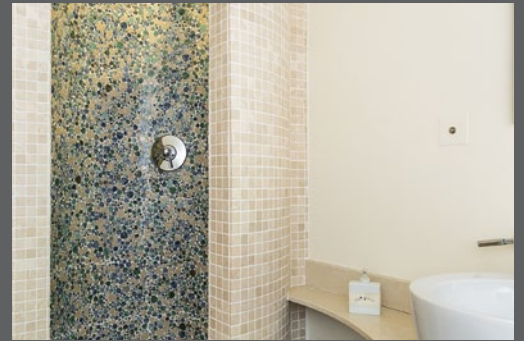
**Method of sale:** The property is offered for sale freehold with vacant possession upon completion.

**Services:** Mains water, electricity and drainage are connected. Gas central heating.

**Council Tax:** Band H.

**Local authority:** East Northamptonshire Council  
T: 01832 742000.

**Rights of way, etc:** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasieasements, and wayleaves, all or any other like rights, whether mentioned in these particulars or not.











**Floorplans**  
**Main House internal area 9,345 sq ft (868 sq m)**  
**Carport internal area 568 sq ft (53 sq m)**  
**Offices & Workshop internal area 2,137 sq ft (198 sq m)**  
**Fitness Room internal area 104 sq ft (10 sq m)**  
**Boiler Room, Store & External Room internal area 178 sq ft (16 sq m)**  
 For identification purposes only.



**Directions**

Proceed along the A43 to the Stanion roundabout. Turn right here onto the A6116 towards Brigstock. Turning right into the village along Stanion Road, continue towards the centre of the village taking a right turn into Mill Lane.

**Market Harborough**

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50 offices across England and Scotland,  
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The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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