The Manor House, Seaton Road, Harringworth, NN17

The Manor House is situated within the attractive village of Harringworth in the Welland Valley. The village contains mainly stone built houses and cottages and the Manor House itself is within the conservation area. It is an attractive 17th Century, grade II listed country house constructed of local limestone with stone mullion windows and a Collyweston slate roof. The house stands in a private position in the centre of the village to the south of the parish church. It is set well back from the public road and is surrounded by enclosed gardens and drives.

Location

Harringworth lies within the Welland Valley and is the characterised by the stunning Welland Viaduct. It is within easy reach of Stamford (ten miles), Uppingham (four miles) and Corby (six miles). Peterborough, Kettering and Corby train stations are all less than a 30 minute journey and all have a good service direct to London Kings Cross / St Pancras. The house is easily accessible via the A1 and A14 and is only 40 minutes to the M1. Driving to London is approximately two hours (on a good day).

Accommodation

The accommodation briefly comprises:

Ground Floor
Front Entrance Hall, Drawing Room - with open fireplace, Dining Room- with open fireplace, Kitchen - large with oil fired Aga.
Study - with shelving. Work Room.
Back Hall - with access to gardens and cellar.
Cloakroom - with wash hand basin and WC.
Cellar - divided into three areas; wine cellar, boiler room housing the oil fired central heating boiler, and the game larder.

First Floor
Principal staircase leads from hall to half landing and door to second floor staircase the main landing leading to:
- Principal Bedroom 1 (with en-suite bathroom).
- Double Bedroom 2 (with ensuite bathroom).
- Double Bedroom 3, Single Bedroom 4,
- Bathroom 3, Shower room.

Second Floor
2 Double Bedrooms. Single Bedroom, 2 further store rooms.

Outbuildings
A large open garage, stable with store room above and out house for storage and oil tank.

Gardens
The formal landscaped gardens are separated into three main areas:
- Front Garden - with rose and flower beds and gravel sweep drive to front door.
- Walled Garden - mainly lawn with flower beds on south facing wall.
- Rear Garden - with south facing sun terrace, gravelled drive and lawns with ornamental trees and shrubs.
The gardens are all maintained in excellent condition and offer the occupants great privacy.
Rent

£3,200 per calendar month payable in advance by standing order.

Deposit

A deposit of £3,600 will be payable on agreement of terms. The deposit will be held by the Deposit Protection Service for the duration of the tenancy.

Tenancy

The property is let unfurnished on an Assured Shorthold Tenancy Agreement.

Term

The property will be available for between one and five years.

Outgoings

The tenant will be responsible for all outgoings in connection with the property. The Estate will organise the following and the tenant will reimburse annually for:

- Chimney Sweep
- Aga service
- Boiler service

The house is classified for Council Tax under Band H: £3,461.20 (February 2020) (East Northamptonshire District Council)

Availability

The property is available from the middle of April 2020.
Photographs
Main House
Approx Gross Internal Floor Area = 412 Sq/m - 4435 Sq/ft
Utilities / Cellar
Approx Gross Internal Floor Area = 35 Sq/m - 377 Sq/ft
Stables
Approx Gross Internal Floor Area = 103 Sq/m - 1109 Sq/ft
Total Approx Gross Internal Floor Area
550 Sq/m - 5,920 Sq/ft
FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE
REF = bu004/9309
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Floorplan

Viewing

To arrange a viewing, please call the Estate Office between 8am and 5pm. Telephone: 01780 450 251.