



BY DESIGN



Newlands

Naseby | Northamptonshire

Extended, refurbished Victorian former estate cottage,
elegantly re-imagined for modern living.

Discover this extended, refurbished four-bedroom Victorian former estate cottage in Naseby, Northamptonshire. With over 1,400 sq ft of elegant living space, three reception rooms, and a landscaped garden with a studio, it offers modern comfort with period charm. Available with no upward chain.

Thoughtfully refurbished and extended, this former estate cottage balances the warmth and character of a period home with the ease and refinement of contemporary living. Behind its attractive façade lies a home of surprising scale, carefully reimagined for modern family life while retaining an unmistakable sense of charm and authenticity.

Naseby remains one of Northamptonshire's most sought-after villages, renowned for its rich history, strong sense of community and attractive surrounding countryside. The village offers a shop, public house and thriving village hall, with highly regarded schooling nearby including Naseby CE Primary School and Guilsborough Academy, alongside access to respected independent schools such as Spratton Hall, Bilton Grange, Rugby and Pitsford. Market Harborough lies approximately seven miles away, providing mainline rail services to London St Pancras in under an hour.











Accommodation

The welcoming reception hall with striking flag-stone floor, feels light and spacious. A discreet guest cloakroom and storage is tucked in the corner. To the front of the home, the sitting room is bathed in natural light through a large window framed by plantation shutters. A multi-fuel stove forms an inviting focal point, set within a chimney breast, flanked by bespoke cabinetry and shelving that bring both texture and practicality to the room.

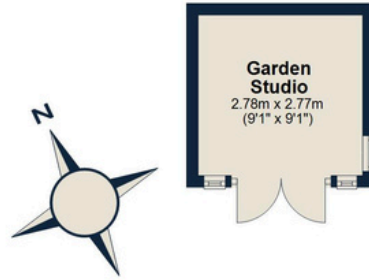
Beyond, a stable-style door opens into the heart of the house, an impressive open-plan kitchen, dining and family space designed for everyday living as much as entertaining. Bespoke cabinetry paired with brass accents and stone worktops creates a sophisticated finish, while a range of integrated appliances sits seamlessly within the extensive fitted units. Tiled flooring with underfloor heating runs throughout, and the dining area enjoys a natural connection to the landscaped garden beyond through generous glazing and garden views.

A further reception room provides versatility as a snug, study or playroom, offering valuable flexibility for changing lifestyles.

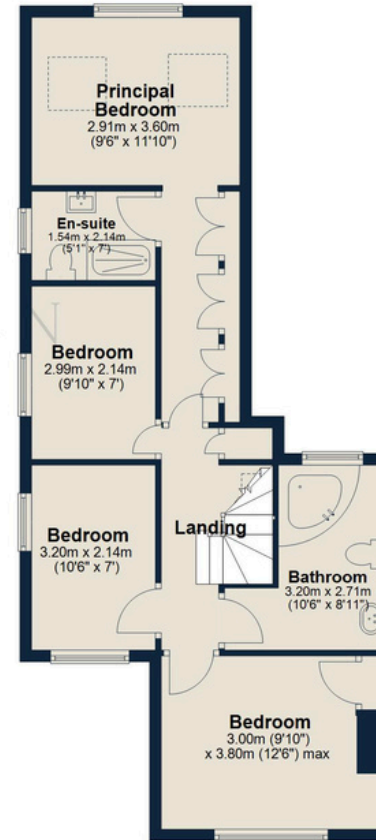
Upstairs, the sense of proportion continues. The principal suite occupies a peaceful position overlooking the garden and is approached through a dressing area with fitted storage and cottage-style brace and latch doors. The bedroom itself features a vaulted ceiling with skylights, creating a calm and airy retreat, complemented by an en suite shower room finished in a clean contemporary style. Three further bedrooms are arranged across the first floor, each retaining individual character, including a guest bedroom with original-style fireplace, plantation shutters and fitted storage. The family bathroom has been beautifully refitted with a contemporary suite comprising corner bath with shower over, WC and wash basin within a vanity unit.

Outside, the garden has been landscaped to create an idyllic, peaceful, private retreat. A generous paved terrace extends from the house, while a pathway leads through the lawn towards a raised dining terrace positioned to capture the south-westerly aspect. Beyond sits a contemporary garden studio by local specialists TJK Outdoor Living ideal for a home office, creative workspace or secluded garden room.

Ground Floor
Approx. 85.7 sq. metres (923.0 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.2 sq. feet)



Total area: approx. 145.0 sq. metres (1561.2 sq. feet)

Measurements are approximate. Not to scale.
For illustrative purposes only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		





Newlands, Naseby, Northamptonshire



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National audience
local knowledge