

BY DESIGN

TRISCOMBE

CHURCH BRAMPTON · OFFERS OVER £950,000



Church Lane at dusk

A PERSONAL INTRODUCTION

A home of rare character

Tucked away in a wonderfully private setting within the sought-after village of Church Brampton, Triscombe is an exceptional 18th-century stone-built home, believed to be one of the oldest in the village, yet not listed.

It has been extensively renovated and thoughtfully enhanced while retaining its original charm. Over 3,100 sq ft of accommodation offers four double bedrooms, four bathrooms and four reception rooms, with a further 930 sq ft of outbuildings, private gardens and a garden studio with bar, all behind electric gates.

It is a property that truly needs to be experienced to be appreciated. I would be delighted to show you around.

Marie Fritz

BY DESIGN

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Autumn on Church Lane



01 — THE RESIDENCE

Historic character, quietly brought up to date

Believed to be one of the oldest homes in the village.

4 DOUBLE BEDROOMS	4 BATHROOMS
4 RECEPTIONS	3,125 SQ FT HOME
931 SQ FT OUTBUILDINGS	572 SQ FT STONE GARAGE
18th CENTURY · NOT LISTED	D EPC RATING

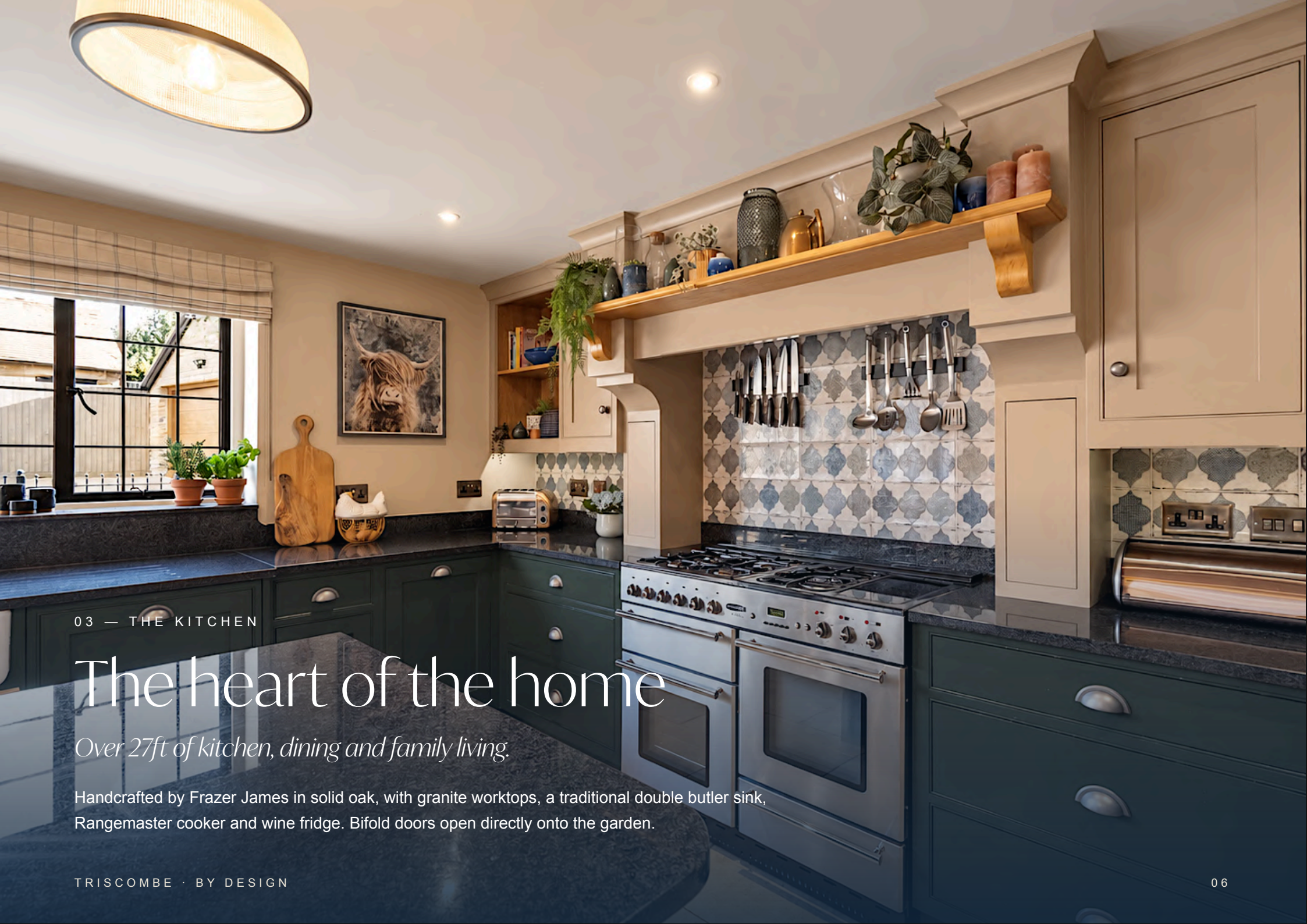


02 — STEP INTO TRISCOMBE

Through the arched oak door

The character of the home is immediately apparent.

A welcoming entrance hall with beautiful flagstone flooring, exposed stonework and underfloor heating sets the tone for the blend of traditional craftsmanship and modern comfort found throughout.



03 — THE KITCHEN

The heart of the home

Over 27ft of kitchen, dining and family living.

Handcrafted by Frazer James in solid oak, with granite worktops, a traditional double butler sink, Rangemaster cooker and wine fridge. Bifold doors open directly onto the garden.





Made for everyday family life

Exposed stonework adds warmth, with tiled flooring and underfloor heating underfoot. A generous utility and boot room with butler sink and garden access, and a ground-floor WC, keep busy days in order.



04 — RECEPTION ROOMS

Cosy evenings & formal occasions

A sitting room around a wood-burning stove, an elegant dining room with views across the garden, and a dedicated home office.







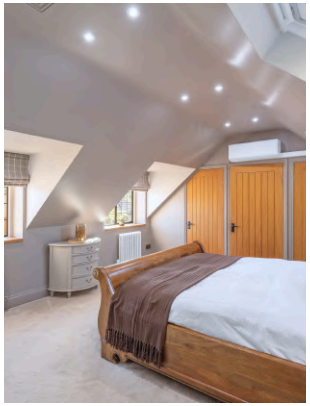


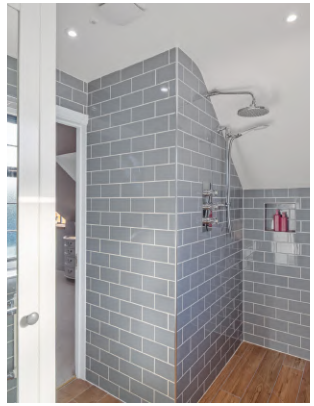
Sunlight across the dining table, and a quiet office to work from home.

The office is complete with fitted oak units and plenty of natural light.

A lovely retreat

Fitted wardrobes, air conditioning and views overlooking the garden, with a contemporary en-suite shower room providing a stylish and comfortable space.





The principal bedroom and its en-suite shower room



BEDROOMS TWO & THREE

Well-proportioned & private

Bedroom two benefits from its own dressing room and en-suite shower room. The third double bedroom has fitted wardrobes, and a family bathroom with sunken bath serves the floor.

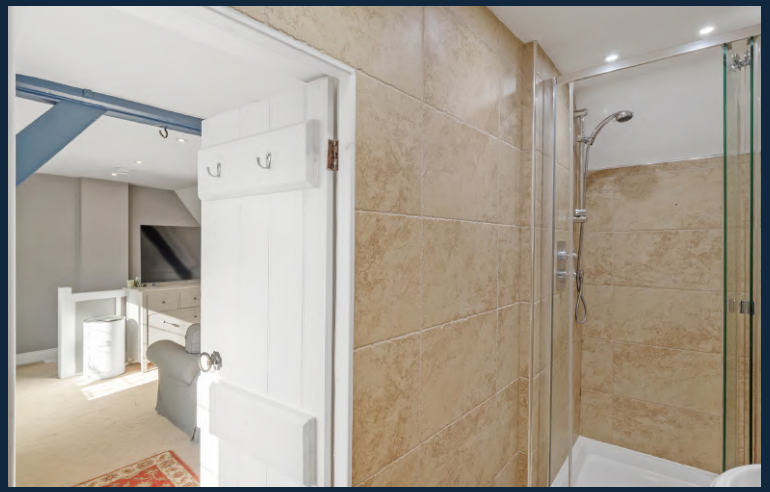






A little independence

The fourth double bedroom enjoys a wonderful sense of privacy beneath the eaves, with its own en-suite shower room and useful eaves storage. Ideal for older children, visiting family or guests.





Private & fully enclosed

For summer dining and relaxed afternoons in the sunshine.

Generous lawns and a spacious patio immediately outside the kitchen make the garden a delightful extension of the living accommodation.





08 — GARDEN STUDIO & BAR

Made for hosting

A purpose-built studio with fitted bar, electricity and Wi-Fi, for summer celebrations or relaxed evenings with friends and family.



09 — THE APPROACH

Behind electric gates

A generous driveway with parking for several vehicles, and a substantial stone-built garage of approximately 572 sq ft with power, lighting and direct garden access.





The rear elevation at twilight



At a glance

01 18th-century stone-built home, believed to be one of the oldest in the village

02 Bespoke Frazer James solid oak kitchen with granite worktops

03 Open-plan kitchen, dining and family room of over 27ft, with bifold doors

04 Flagstone entrance hall with exposed stonework and underfloor heating

05 Sitting room with wood-burning stove, dining room and home office

06 Principal suite with air conditioning, fitted wardrobes and en suite

07 Four double bedrooms, three en-suites, plus family bathroom with sunken bath

08 Garden studio with fitted bar, electricity and Wi-Fi

09 Electric gates, generous driveway and 572 sq ft stone garage



Triscombe and its grounds, from above



11 — THE LOCATION

Church Brampton

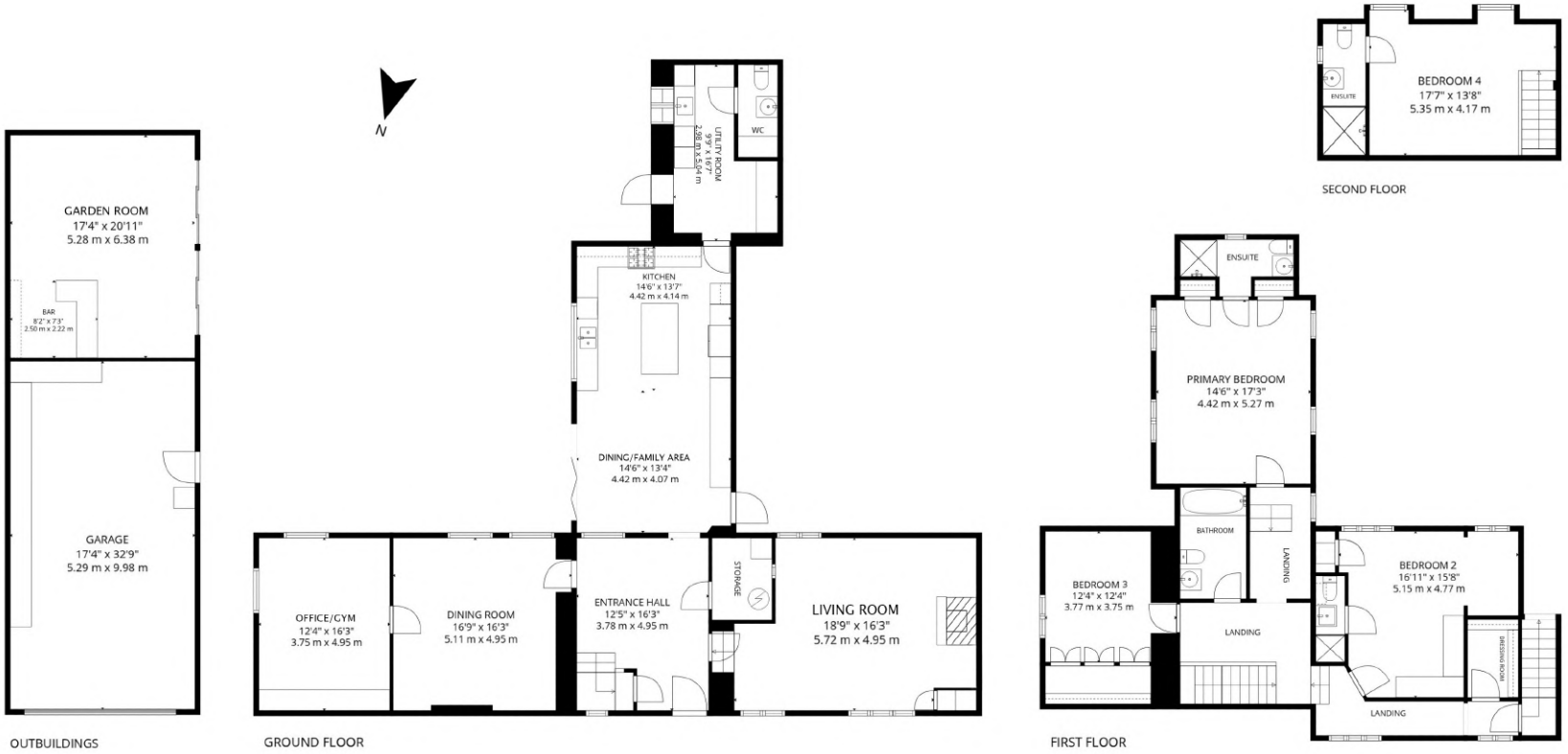
Countryside living, without feeling isolated.

One of Northamptonshire's most desirable villages, around six miles north-west of Northampton and close to the historic Althorp Estate.

NORTHAMPTON	Approximately six miles south-east
BY RAIL	Northampton to London Euston in about an hour; Wellingborough to St Pancras in around 50 minutes
BY ROAD	Convenient access to the M1, Rugby and Coventry
SCHOOLS	Spratton Hall, Wellingborough School, Northampton High School and Rugby School
LEISURE	Golf at Harlestone and Church Brampton; sailing and fishing at Pitsford Reservoir

Floorplan

4,056 SQ FT · 377 SQ M OVERALL



GROSS INTERNAL AREA: 3125 sq ft, 290 sq m
GARAGE & GARDEN ROOM: 931 sq ft, 87 sq m

OVERALL TOTALS: 4056 sq ft, 377 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

STRICTLY BY APPOINTMENT ONLY

Arrange a private viewing

Marie Fritz

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EXTRA INFORMATION

Tenure	Freehold
Local authority	West Northamptonshire Council
Council tax	Band E
EPC	D
Services	Mains gas, electricity, water & drainage
Broadband	High-speed fibre, incl. Gigaclear
Construction	Period stone, adjoining a neighbour

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These particulars are a general guide only and do not form part of any offer or contract. Measurements and distances are approximate. Broadband and mobile coverage should be checked with your provider. Photographs show the property at the time of marketing.