



MAIN STREET,
GLAPTHORN, NORTHAMPTONSHIRE

JACKSON-STOPS 

CHURCH FARMHOUSE, MAIN STREET,
GLAPTHORN, NORTHAMPTONSHIRE, PE8 5BE

TOTAL APPROX. FLOOR AREA 3370 SQ FT/313.1 SQ M

SET WITHIN 1.73 ACRES, THIS GRADE II LISTED FORMER FARMHOUSE HAS BEEN SYMPATHETICALLY RESTORED, IS STEEPED IN HISTORY AND OCCUPIES A PROMINENT POSITION IN THE CENTRE OF THE VILLAGE.



DISTANCE

Oundle - 8 miles

Stamford - 16 miles

Huntingdon train station - 26 miles

Peterborough train station - 17 miles

(London St. Pancras - 60 minutes)

Distances/times approximate

GROUND FLOOR

- Spacious dining kitchen
- Dining room
- Reception room
- Snug
- Cloak room
- Garden room
- Utility room

FIRST FLOOR

- Principal bedroom with ensuite
- Bedroom two
- Bedroom three
- Bedroom four
- Large family bathroom

OUTSIDE

- 1.73 acre plot
- Sweeping driveway
- Triple garaging
- Timber-framed barn
- Detached home office/annex
- Spinney, orchard and formal lawns

PROPERTY

Upon entry, you're welcomed by a statement reception hall which is laid with ornate tiling, setting a warm and characterful tone for the rest of the house.

With a dual aspect, a generous reception room overlooks the Eastern gardens and the church. Exposed boards, sash windows and a feature fireplace finish the room. A further reception room, currently set as a large home office, sits across the hallway and also boasts views over the church. In the oldest part of the building, dating back approximately 500 years, the snug offers great versatility and leads through to one side of the garden room.

At the heart of the home is the sleek and modern kitchen with open plan dining room, centred around a substantial yet cosy inglenook fireplace with a wood-burning stove. Bespoke cabinetry, Zodiac worktops, a walk-in pantry, and an electric Aga all elevate the kitchen to an exceptional standard. The adjoining garden room, complete with underfloor heating and a glass roof, offering a light-filled transition to the outdoor entertainment patio and garden, perfect for alfresco dining.

FIRST FLOOR

Upstairs, a galleried landing with bespoke cabinetry and period touches allows light to pour in through a large south-facing window. The principal bedroom has its own en-suite, while three further bedrooms, all being substantial double rooms, are served by a contemporary style family bathroom with heritage-style fittings, a freestanding bath and separate shower.



OUTSIDE

The house is approached via electric gates and sits at the Southern aspect of its generous grounds. Accessible from the sweeping driveway is an oversized double garage-come-barn, and a detached oversized triple garage that has undergone highly specified renovations to create an impressive home office and shower room above – prime for further conversion into a self-contained annex, if so desired.

The grounds have been thoughtfully designed and comprise formal lawns, a well-stocked orchard, a spinney, and a tranquil stream that borders the edge of the plot providing a beautiful sense of privacy.

LOCATION

The property enjoys a prime village position just a short drive from the historic market town of Oundle, known for its independent shops, excellent schooling and vibrant community. Glapthorn is surrounded by open countryside yet well connected by road to nearby towns and commuter links. Church Farmhouse offers the perfect combination of privacy, convenience and lifestyle.

DIRECTIONS

Navigation: PE8 5BE

What3words: /// flamingo.resold.himself



PROPERTY INFORMATION

Services: Mains water, electricity and drainage are connected. Oil fired central heating

Broadband: Ultrafast broadband available to the property

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band G
£3,876 for the year 2025/2026

EPC Rating: Grade II listed - exempt

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01832 617617

Brochure produced August 2025

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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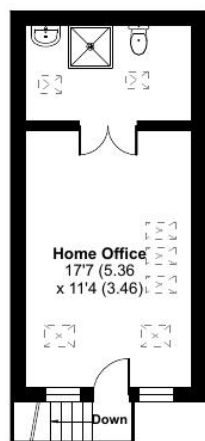
Main Street, Glapthorn

Approximate Area = 3370 sq ft / 313.1 sq m (exclude garage / shed)

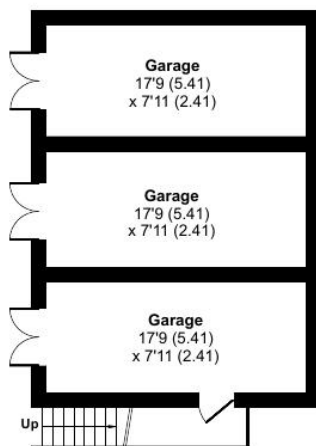
Garage = 685 sq ft / 63.6 sq m

Total = 4055 sq ft / 376.7 sq m

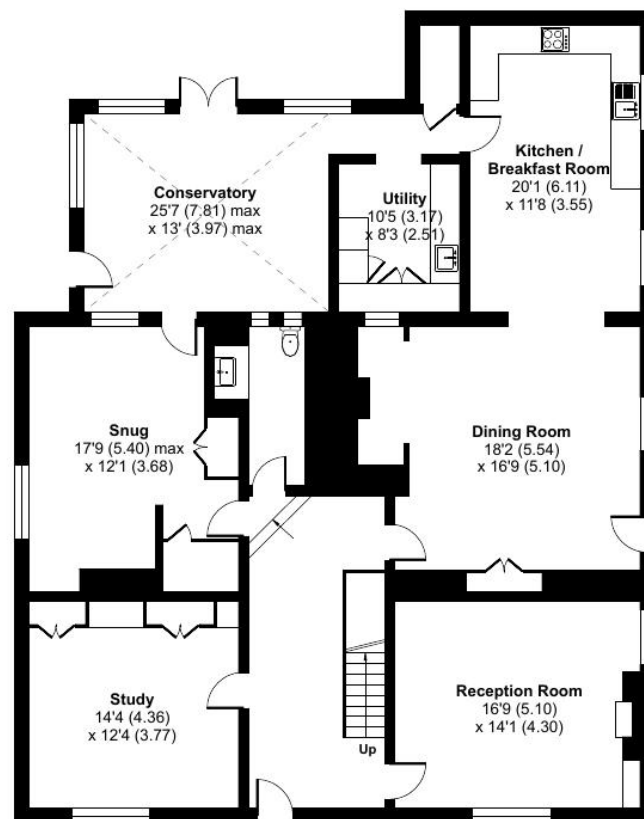
For identification only - Not to scale



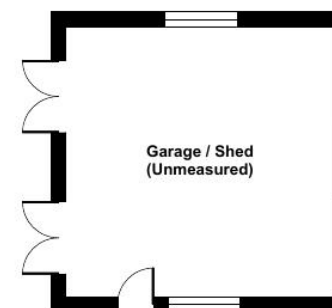
GARAGE FIRST FLOOR



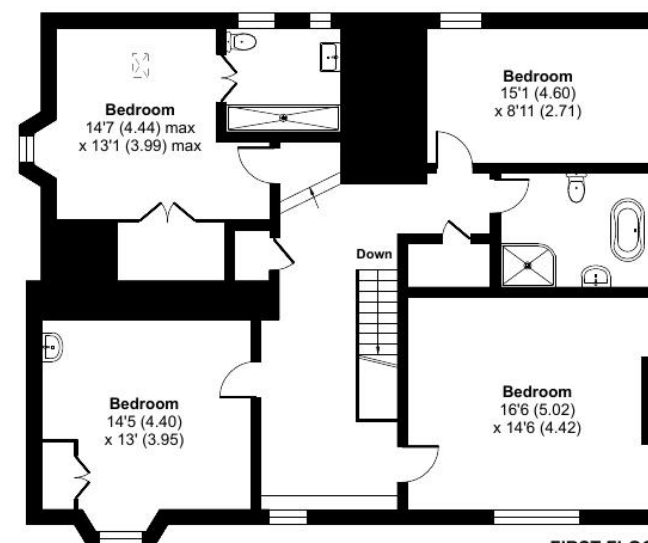
GARAGE 2 / 3 GROUND FLOOR



GROUND FLOOR



**Garage / Shed
(Unmeasured)**



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jackson-Stops. REF: 1333130



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