

THE MODERN HOUSE



Northamptonshire
Sold

Wellingborough

This vast former Victorian factory (with over 6,000 sq ft of internal space) has been painstakingly restored and converted into a remarkable residence by the designer Nicholas Hamilton. Described as “jaw-droppingly splendid” in the Sunday Times by the architecture critic Hugh Pearman, the property features expansive open plan spaces over three floors and a mezzanine.

There are secluded decked gardens at the rear to each level and private parking for up to six cars at the side. The Factory can be found in the Northamptonshire town of Wellingborough, just five minutes walk from the station (which runs frequent services to London St. Pancras in just fifty minutes making it very commutable for working in London).

Accommodation includes an open plan kitchen and living area on the ground floor that is set out as the hub of the home. There is at one end of this ground floor a guest bedroom, with a shower area and WC, maximizing the open-plan nature of conversion.

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A spectacular suspended steel staircase forms the centrepiece of the factory. Designed and custom made, it is a fantastic feature of the house and unique in its own right. The entire first floor is currently given over to an open plan master bedroom / reception room (with gym and laundry areas). There is a mezzanine floor above the first floor that provides a dressing area and bathroom. The basement is currently used as workspace, with a further bedroom discreetly located at one end. This could either be retained as a work space or easily used as further living or bedroom accommodation.

With its own separate entrance is a 2 story apartment with a kitchen / dining / living area on the ground floor with a private terrace, and bedroom and shower and WC on the first floor. There is also an integral garage. The landscaped gardens are arranged across four areas, all of which are decked and provide space for outside eating / seating. What is notable about this property is the attention to detail and quality that Hamilton has employed to retain the best original features of the Victorian factory (such as the ironwork cast iron radiator, red bricks and metal window frames) whilst adding many contemporary details.

For Hamilton the project was something of a labour of love and that dedication is apparent throughout the property. The Factory is located on Mill Road, close to the centre and the train station (which runs services to London St. Pancras in just fifty minutes) in the Northamptonshire town of Wellingborough. Larger towns nearby include Northampton and Kettering.

N.B. Any furniture that is not fitted will not be included in the sale but may be available by separate negotiation.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.