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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Stable Barn Wellingborough Grange Farm, Hardwick Road, Wellingborough, NN8 6BW

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This stylish four bedroom period barn conversion forms part of the five dwelling settlement of Wellingborough Grange Farm located in open countryside only two miles to the north of Wellingborough. The Stables has been converted to a high standard with Villeroy and Boch sanitary ware to the three bath and shower rooms and includes a superb 35 foot long open plan Kitchen/living room with English oak flooring which continues through the reception hall. Both master and guest bedrooms have en suite shower rooms and there is a further family bathroom. Externally the property has a private west facing lawned garden and three private off road parking spaces.

GROUND FLOOR

RECEPTION HALL

11'06 x 4'02

With engineered oak flooring and containing the boiler cupboard and a cloaks cupboard there are oak panelled and glazed doors leading to:-



LOUNGE/KITCHEN/DINER

35'00 x 11'06

A superb open plan living space with engineered oak flooring and full height picture casement glazed doors to the terrace and garden. There are exposed ceiling beams and LED down lighters and the kitchen area is fitted with floor and wall cabinets with polished quartz work surfaces incorporating one and half bowl ceramic sink and appliances comprising Bosch eye level double ovens, integrated fridge and freezer as well as automatic dishwasher and four place ceramic hob beneath cooker hood.

KITCHEN AREA



LOUNGE AREA



INNER HALL

18'03 x 3'08

With engineered oak floor and panelled dado there are doors leading to:-

BEDROOM TWO

13'10 x 10'11 minimum

With full height casement picture window to garden and wall mounted TV/media socket and door to:-



SHOWER ENSUITE

10'07 x 4'00

With a white suite of ceramic tiled quadrant shower with rain and height adjustable shower heads, vanity washbasin with mirror over, WC and vertical heated towel rail.



Price £525,000 Freehold



BEDROOM THREE

9'07 x 7'07

With full height casement picture window to the garden and TV/media socket.



BEDROOM FOUR

9'01 x 8'02

Also with full height casement picture widow to the garden and TV/Media socket



STAIRCASE HALL

With the stairs rising to the first floor with under stairs storage cupboard, there are doors leading to the second bedroom, the family bathroom and to a utility closet with laundry shelf and plumbing for automatic washing machine and point for tumble dryer.

FAMILY BATHROOM

7'01 x 6'00

With white suite of Villeroy and Boch panelled bath with mixer tap over, ceramic tiled shower cubicle with pivot door, vanity washbasin and vertical heated towel rail. Window to rear elevation.



FIRST FLOOR

MAIN BEDROOM SUITE

14'07 x 14'04

With a vaulted ceiling with triple Velux roof lights and low level gable window, doors lead to a large eaves storage space and to:-



SHOWER ROOM ENSUITE

6'09 x 5'11

With recessed ceramic tiled shower with pivot door, a tiled cosmetics shelf below a Velux roof light with washbasin and WC with concealed cistern and stainless steel vertical heated towel rail.



OUTSIDE

The gravelled drive from the estate road is shared with The Byre barn and terminates in a space providing three private parking bays to this property one with Electric Vehicle charging point and bounded by a mature brick wall.



GARDEN

Traditional park railings define the garden boundary where there is a newly planted beech hedge and the private garden is laid to a lawn approached by a west-facing Indian stone sun terrace. There is a timber garden store, sleeper-bound flower border and there are external lighting and power points. There are bin storage areas and visitor spaces.



SERVICES

Main electricity and water are connected and drainage is to a Bio disc sewage treatment plant for the Wellingborough Grange Farm settlement. There is underfloor heating from a Daiken Inverter R32 air source heat pump with Daiken hot water cylinder and a roof mounted Solis solar powered electricity supply linked to the meter with reverse feed to the property.

MANAGEMENT COMPANY

Wellingborough Grange Farm comprises the Listed Farmhouse with The Piggery annex and four converted period stone and brick barns which are curtilage Listed Grade II as Buildings of Architectural or Historic Interest. The settlement has a Management Company under the owner of Grange Farm House which is responsible for the the maintenance of the video entry system to the electric gates to the farm road, upkeep of the farm road and common access areas, electricity supply, sewage treatment plant and there will be management agency charges and service charges at a rate to be confirmed.

HOW TO GET THERE

Travelling from the A45 Nene Valley Way proceed north on the A509 Park Farm Way to the roundabout junction outside Sainsbury's. Proceed straight over continuing on Park Farm Way to the next roundabout next to the Bannatyne Health Club. Continue on the A509 to the next roundabout junction with Sywell Road and take the exit onto the A509 Niort Way. Turn next left signposted to Hardwick along the country lane and after a few hundred yards look for the gate signposted Wellingborough Grange Farm on the right hand side. Press the call button for Wellingborough Grange and the gate will open allowing access to the single track farm road which leads to the farm settlement. On arrival bear left and then take the right hand drive leading to Stable Barn.



For illustration purposes only - not to scale