

The Old Hay Barn Froghall, Brixworth



RICHARD  GREENER



The Old Hay Barn

Froghall, Brixworth

£1,650,000

This outstanding contemporary barn conversion stands on the edge of the village in gardens and pasture extending to over five acres, enjoying spectacular countryside views over the beautiful Brampton Valley.

Accommodation

Ground Floor: Reception Hall | Living Room | Inner Hall | Cloakroom |
Kitchen/Breakfast/Living Room | Utility/Boot Room | Plant Room

First Floor: Landing | Inner Landing Passage | Master Bedroom Suite |
Ensuite Bathroom | Dressing Room | Shower Room | Bedroom One | Guest
Suite – Bedroom Two | Shower Room Ensuite | Bedroom Three | Bedroom
Four | Bathroom

Outside: Triple Garage | Gardens | Paddock

3,600 Square Feet
5 Acres

RICHARD  GREENER

9 Westleigh Office Park, Moulton Park,
Northampton, NN3 6BW
www.richardgreener.co.uk



Description

This outstanding contemporary barn conversion stands on the edge of the village in gardens and pasture extending to over five acres enjoying spectacular countryside views over the beautiful Brampton Valley.

The stylish interior incorporates a number of innovative design features extending to approximately 3,600 square feet with five bedrooms including two suites and a superb open plan kitchen/breakfast/living room with a high vaulted ceiling and glazed south facing gable wall.











Planning and Construction

The property was converted under a Class Q permitted development consent and has been clad in kiln dried pressure treated Larch, a 25 year guarantee and Crittall aluminium glazed windows throughout. The original concrete frame of the barn has been retained and exposed in many areas. The interior has been finished with shadow gap walls in satin paint finish.

Outside

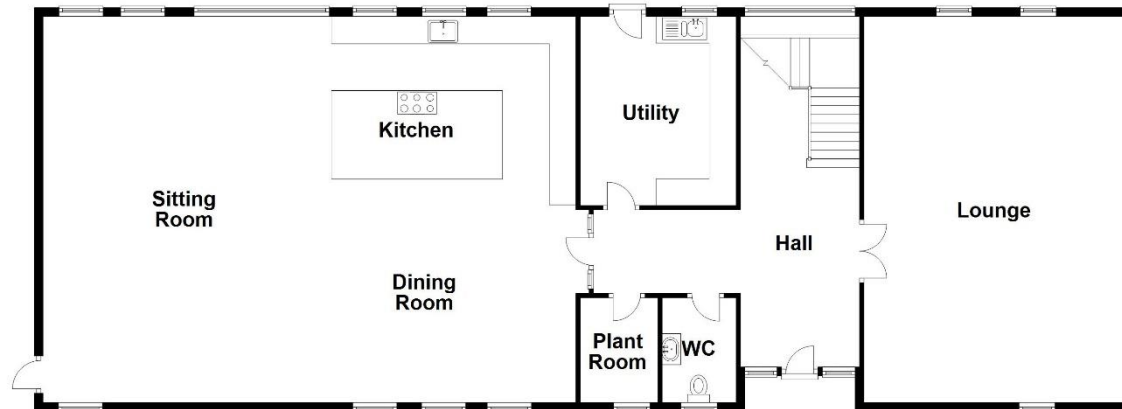
The Old Haybarn is approached by a private gravelled drive flanked by lawns and terminating in a parking/turning space between the barn and the detached triple garage block.



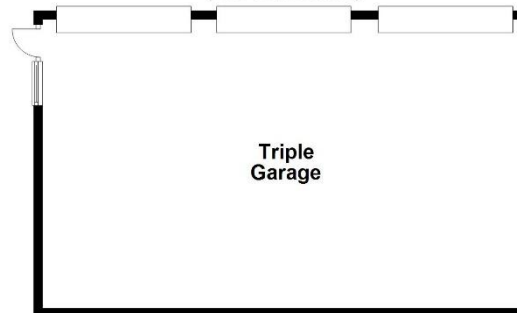
First Floor



Ground Floor



(Not in position)



Not to scale. For illustrative purposes only



Gardens and Paddock

Lawned gardens surround the property on all sides and there is an external timber store, external cold water tap and lighting. On the western side there is a black lime stone terrace where there are two ornamental olive trees set within sleeper clad planters and the lawns slope away from this area to a post and rail fence beyond which there are grass paddocks bounded by a combination of established stone walls and post and rail fencing. The west facing paddock contains a fresh water fed natural pond which is a haven for wading birds and wildlife and there is a landing deck and outflow to a natural stream. The paddocks also have a natural fed water trough.

Local Amenities

Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, the Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. Pitsford Reservoir and the Brixworth Country Park stand close by and Brixworth Medical Centre. The Vineyard development is adjacent to the Brixworth Cricket and Tennis Clubs.

How To Get There

From Northampton town centre proceed along the A508 towards Kingsthorpe. Continue along past the parade of shops heading towards Boughton. Upon reaching the roundabout continue straight along the A508 turning left at the first exit. On the next roundabout proceed into Brixworth village heading left at the T Junction onto the Spratton Road. Take the second turning on the right into Woodsfield which then leads into Froghall. Pass Litchfield Close on your right and the property can be found just down the road on the left hand side.



RICHARD  GREENER