St Barnabas Vicarage 37A St. Barnabas Street, Wellingborough, Northants, NN8 3HA

GREENER Country HOUSES & COTTAGES

RICHARD GREENER
ESTATE AGENTS

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

St Barnabas Vicarage 37A St. Barnabas Street, Wellingborough, Northants, NN8 3HA

This substantial detached period stone house provides spacious four bedroomed accommodation with bathroom and separate shower room together with three reception room, a kitchen/breakfast room, utility room, store room and extensive basement cellars, the whole standing in private south facing walled gardens. The property offers some scope for updating to the internal accommodation with extends to around 1,800 square feet and which has the benefit of a detached single garage and driveway parking.

Price £425,000 Freehold

ACCOMMODATION

ENTRANCE HALL
5'11 x 3'2
Approached though a PVCU composite door with windows to two sides, a further panel glazed door leads to:-

RECEPTION HALL
17'6 x 5'11
With LVT flooring and stairs rising to the first floor and turn spindles there is understairs access to the basement cellar and panelled doors lead to:-

CLOAKROOM
10'0 x 3'10
With a white suite of pedestal wash basin and WC. Sliding sash window to the side elevation.

LOUNGE
16'10 x 12'6
A very well proportioned spacious room with an open hearth fireplace with marble mantle and fitted gas fire there is a three bay window with window seat overlooking the rear garden.

DINING ROOM
16'1 x 12'6 maximum
With three casement PVCU double glazed bay window to the front elevation, coved ceiling and picture rail.

STUDY
13'0 x 10'10
With sliding sash window to the front elevation and PVCU double glazed window to the side elevation.

KITCHEN/BREAKFAST ROOM
18'9 x 8'8
Fitted with floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit and a Canon electric cooker with four place gas hob. There is a built in boiler cupboard, windows to the side and rear elevations and a door leading to:-

UTILITY ROOM
10'6 x 10'2
Also with floor cabinets and laminated working surfaces as well as stainless steel sink unit and plumbing for automatic washing machine. A door leads to:-

STORE
11'2 x 8'1
Approached by a short flight of steps this room has exposed brick and stone walls, a sliding sash window and door opening to the rear garden.

BASEMENT

CELLAR HALL
12'8 x 5'8
Giving access to:-

ROOM ONE
12'4 x 12'3
High level ventilation grill and access to:-

ROOM TWO
13'3 x 12'3
A brick floor.

ROOM THREE
12'11 x 9'7

FIRST FLOOR

LANDING
16'4 x 6'0
The central landing has a two casement window to the front elevation and houses the roof void access hatch and also houses the airing cupboard with hot water cylinder and slatted shelving. Panelled doors lead to:-

BEDROOM ONE
12'7 x 12'6
Two casement PVCU window to the front elevation, this room has a built in wardrobe with hanging space.

BEDROOM TWO
13'3 x 11'5
A spacious double room with two casement window overlooking the gardens to the rear and housing a built in wardrobe.

BEDROOM THREE
10'0 x 9'3
With built in wardrobe and two casement window to the front elevation.

BEDROOM FOUR
11'7 x 9'9
With built in wardrobe, picture rail and sliding sash window to the rear enjoying views to the south.

FAMILY BATHROOM
9'8 x 7'2
With white suite of panelled bath with pedestal wash basin and WC. There is a mirrored cabinet and a window to the rear elevation.

SHOWER ROOM
8'3 x 6'9
With integrated ceramic tiled shower with sliding door, pedestal wash basin and WC.

OUTSIDE
The house stands back from St Barnabus Street behind a front garden within a low brick wall adjacent to which there is a private drive giving access:-

Not To Scale. For Illustrative Purposes Only.

GARAGE
18'0 x 8'3
Approached through an up and over door the brick built garage has a Crittall window to the rear with a side door leading to the pedestrian side access.

REAR GARDEN
The south facing walled garden is largely laid to lawn and contains a variety of mature shrubs and creepers and approached by a blue brick terrace at the immediate rear of the house. The garden provides an excellent degree of privacy.

RESTRICTIVE CONVENANTS
1. Not to call the property by any name that implies it is owned or occupied by the incumbent of the parish including but not limited to using the words ‘vicarage’ and ‘rectory’
2. Not to use the property for the sale of alcohol including aa a public house or hotel
3. Not to do anything which causes a nuisance to the minister conducting divine service in the church
4. Not to use the property other than as a single private dwelling

SERVICES
Main drainage, gas, water and electricity are connected. Central heating is through an Ideal Logic gas fired boiler also providing domestic hot water.

COUNCIL TAX
North Northamptonshire Council - Band D

LOCAL AMENITIES
The property is located within walking distance of the town centre which offers a great range of amenities, including a variety of supermarkets, independent shops, and popular retail options. Residents benefit from excellent leisure facilities such as parks, gyms, and the well-regarded Waendel Leisure Centre, along with a selection of cafes, restaurants, and pubs. The town also provides strong transport links, with a direct train service to London St Pancras and easy access to the A45 and A14, making it ideal for commuters.

HOW TO GET THERE
From the Swansgate Shopping Centre proceed in a northerly direction along Silver Street and turn left into Oxford Street signposted towards Northampton. Continue along Oxford Street in the direction of Northampton Road and take the right hand turning into St Barnabus Street where the property stands on the left hand side before you get to the Church of St Barnabus.

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