



GREENER **Country** HOUSES & COTTAGES



The Grain Barn Steeple Lane, Little Brington, Northampton, NN7 4HN



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This highly stylised individual two storey house is converted from a former Althorp Estate Grain Barn and stands on the village outskirts with spectacular countryside views over rolling farmland. The interior extends to over 4000 square feet including a separate self contained annexe together with a double garage and gardens of approximately half an acre. The high vaulted ceilings with exposed steel trusses, a floating staircase and deep aluminium framed picture windows add to the contemporary atmosphere of this one off family home like no other in the locality. With four/five bedrooms each enjoying fabulous views and a 34ft long living room, family room and open plan kitchen this outstanding property ticks all of the boxes for those seeking an historic rural location with every modern convenience.

Price £1,750,000 Freehold

### GROUND FLOOR

#### RECEPTION HALL

19'6" x 11'  
Approached through glazed aluminium framed door with ceramic floor beneath full height vaulted ceiling over galleried landing and floating staircase with tiled risers and metal runners with toughened glass ballustrade.

#### LIVING ROOM

34'5" x 19'10"  
A superb open plan space with raised cast iron glass fronted log burner with underhearth log storage, there are wall mounted TV sockets and picture windows and tripple panel sliding doors opening to the rear terraces and gardens.



#### KITCHEN

16'9" x 14'8"  
Fitted with tall high gloss floor and wall cabinets in white with polished quartz work surface and underslung sink with mixer tap, there is a granite topped island unit with induction hob and extractor and appliances including twin Neff ovens and microwave, 14 tray wine cooler, AEG dishwasher and Samsung American style stainless steel fridge/freezer. The ceramic flooring continues through an open wall to the utility room and there is a twin casement window to the south elevation.



#### UTILITY ROOM

14'3" x 5'5"  
Also with hi-gloss floor and wall cabinets with stainless steel sink and polished quartz work surface with undercounter plumbing for washing machine and tumble dryer. An aluminium framed glass door opens to the rear garden.

#### INNER HALL

13'9" x 7'1"  
Connecting the reception hall with the Family/Sitting room and including a walk in store room measuring 8'2" X 3'2" and also leading to the plant room and:-

#### CLOAKS/SHOWER ROOM

11' x 4'8"  
With RAK Feeling Grey suite of WC with concealed cistern, ceramic tiled shower and RAK white ceramic washbasin on drawer stand together with wall mounted touchlite mirror.

#### FAMILY/BEDROOM

16'4" x 12'7"  
With ceramic flooring and picture aluminium framed door opening to the north elevation gardens.

#### GUEST SUITE

#### BEDROOM THREE

18'5" x 16'4"  
With glazed French Doors and picture window to the garden elevations enjoying countryside views there are wall mounted TV points and doors to:-

#### DRESSING ROOM

8'6" x 5'6"  
With extensive range of open fronted wardrobes in anthracite colour with glass fronted drawers, shelving and hanging space



#### SHOWER EN SUITE

11' x 5'3"  
With stylish RAK Capuccino suite with Bianco Vena ceramic tiled shower, WC with concealed cistern, ceramic washbasin with drawer under and vertical heated towel rail.



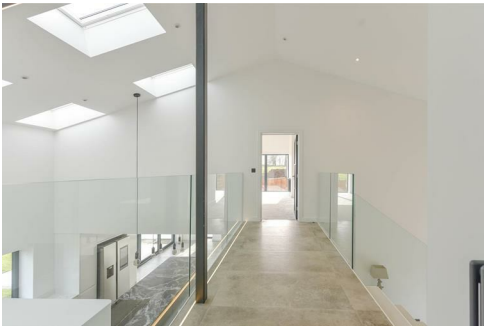
#### PLANT ROOM

11' x 5'  
Housing the Joule dual tank mains pressure unvented hot water cylinders and underfloor heating valve controls and with picture window to the rear elevation.

#### FIRST FLOOR

#### LANDING

20'5" x 5'2"  
The central landing has RAK porcelain tiled flooring beneath a vaulted ceiling with glass balustrades and includes a walk in storage closet measuring 6'10" x 2'8"



#### MASTER BEDROOM SUITE

#### BEDROOM ONE

19'10" x 18'9"  
With vaulted ceiling and exposed steel roof truss this fabulous room has picture windows and sliding glazed doors to Juliet balconies looking towards Brington Steeple and across ancient ridge and furrow pasture to the south. Doors lead to:-



#### DRESSING ROOM

7'6" x 6'  
With open fronted hanging space in white with glass fronted drawers with trouser rack and picture window to side elevation.



#### PARTNER DRESSING ROOM

6'11" x 5'10"  
Also with extensive shelving and hanging space fitted.

#### MASTER EN SUITE

18'4" x 8'2"  
A truly stunning bathroom with free standing twin ended bath with brass tapstand in front of RAK Panda marble Champagne shelf with concealed LED lighting. There is a Feeling Black WC with concealed cistern, vertical towel rail, ceramic RAK twin bowl sinks on stand with drawer under and a glazed screen with double leaf doors opening to the Bianco Vena tiled shower room with tiled seating and twin bodyjet/rainshower heads for two person bathing beneath velux roof light.

#### BEDROOM TWO

17'9" x 13'  
A splendid double room with vaulted ceiling and picture window and door to Juliet balcony overlooking stunning countryside views across the beautiful Althorp Estate farmland towards the distant Holdenby and Lamport Estates, undoubtedly one of the best views in the County. Doors lead to:-



#### DRESSING ROOM

12'1" x 5'  
With open fronted wardrobes with glass fronted drawers, shelving and hanging space.

#### SHOWER ROOM EN SUITE

10'7" x 6'9"  
With RAK Feeling Grey suite of WC with concealed cistern, ceramic tiled shower with Bianco Vena tiles and ceramic washbasin on drawer stand. Vertical heated towel rail and touchlite mirror.

#### BEDROOM FOUR

17'9" x 14'2"  
Another stylish double bedroom suite with vaulted ceiling, countryside views and doors to:-

#### DRESSING ROOM

9' x 5'3"  
With further wardrobes in anthracite with shelving and hanging space and Velux rooflight.

#### SHOWER ROOM EN SUITE

9'1" x 7'10"  
With RAK Feeling Grey suite of Bianco Vena tiled shower, WC and ceramic washbasin on drawer stand.

#### CONSTRUCTION

The Grain Barn is built of mellow red brick lower elevations beneath sawn pressure treated timber upper elevations with Catnick metal ridge pitched roof over noise reduction rubber membrane liner.

#### ANNEXE

Constructed of stone and brick beneath a pitched natural slate roof the annexe is attached to the double garge and would prove ideal for use by a dependent relative or a work from home office, creative studio, party barn or gymnasium, comprising:-

#### ENTRANCE HALL

15'1" x 5'  
With vaulted ceiling and doors to:-

#### LIVING ROOM/KITCHEN

20' x 16'7"  
With vaulted ceiling and kitchen area with floor and wall cabinets with built in appliances and sink unit. There are picture windows and sliding doors to the gardens.

#### BEDROOM

20' x 12'2"  
A very spacious room suitable for use as a bedroom or alternative purpose with window to the driveway elevation and adjacent to:-

#### SHOWER ROOM

9' x 5'  
With RAK suite of ceramic tiled shower, WC and washbasin.

#### DOUBLE GARAGE

21'3" x 20'4"  
The large double garge is approached through electrically operated panelled up and over door and has light and power connections.

#### GARDENS

The Grain Barn is approached through electrically operated gates set in a stone boundary wall with a private tarmac drive giving off road parking and turning space for six vehicles. The gardens to the property stand mostly to the south and west approached by continuity ceramic tiled terraces flowing from the interior and some with concealed LED lighting and leading to extensive lawns stretching away from the house. The gardens are bounded by post and rail and close boarded fencing and mixed hedging. The property backs directly onto and directly overlooks open countryside.



#### SERVICES

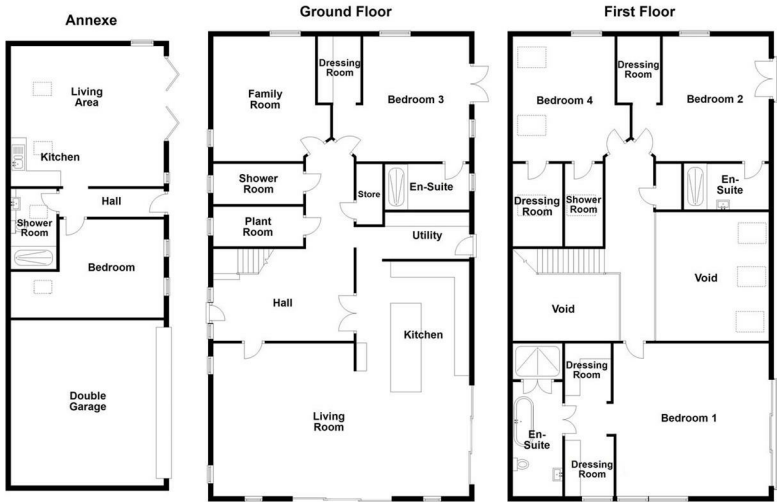
Main water and electricity are connected, drainage is to a private Klargeter biodisc septic tank with automatic capacity alarm. Underfloor central heating to the ground floor and first floor column radiators is from a Samsung 16KW Airstore Heatpump linked to 300 litre hot water cylinder.

#### TEN YEAR WARRANTY

The purchaser will be supplied with a ten year Buildzone warranty.

#### HOW TO GET THERE

From Northampton town centre proceed in a north westerly direction along the A428 Harlestone Road and at the roundabout before Harlestone First take the first exit along the orbital road to the next roundabout junction with Berrywood Road. Turn right signposted to Nobottle and proceed through Nobottle village continuing on signposted towards Whilton. At the church spire turn right signposted to Little Brington along Steeple Lane where the property stands on the right hand side. As you enter the private drive bare to the left and the gates to The Grain Barn are set back on the right hand side.



For illustration purposes only - not to scale