

Barton Road

Barton Seagrave NN15 6RX



EXPERIENCE EXCELLENCE



Style – Detached

Reception Rooms - 4

Bedrooms - 5

Bathrooms - 3

Outside - Rear garden with open views

Location - Barton Seagrave

Parking - Gravelled Forecourt

Hidden away from the main road and made private by established trees, 'Portledge' is a stunning, extended family home which was originally built by Charles East and occupies a plot size of approximately 1950 square metres. This unique property showcases a beautiful interior including some original features, boasts an indoor swimming pool and offers generous rooms throughout to include four reception rooms, a kitchen/breakfast room, utility room, boot room, w/c, two bedrooms with en-suite shower rooms, three further double bedrooms, family bathroom and a loft room. The grounds on which the house resides include a tree lined driveway, a large gravelled forecourt and a generous rear garden with open views of the fields beyond.







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A solid oak, period door opens through into a vestibule at the front of the property with double doors to access the entrance hall, both laid with original Parquet flooring. The dining room, study and kitchen are all accessed via the hall and a staircase rises up to the first floor landing. Forming part of the extension, the triple aspect living room features a wood burning stove and two sets of double doors which open through into the beautiful garden room which currently functions as a bar, a great informal space for family gatherings. For a more formal entertaining space, the dining room can easily accommodate a large table and chairs, as well as additional living furniture and showcases the original Parquet flooring. Central to the footprint of this family home, the study boasts a large bay window with views and access to the garden and could also function as an additional sitting room or family room, with further living space provided in the adjoining kitchen/breakfast room which features a high vaulted ceiling with a skylight window. Fitted with a solid wooden suite, the kitchen offers a range of eye and base level units with granite work surfaces over, integral dishwasher, integral wine cooler, butler style twin sink and there is space built within the suite for a range style cooker and american style fridge/freezer. The kitchen/breakfast room also features underfloor heating and has doors to access both the garden and the boot room. The pool house measures over 46 feet in length and accommodates an indoor swimming pool with an approximate size of 10m x 4.5m and there is artificial grass laid to the side, providing space for loungers with four sets of sliding doors opening out to the garden. The adjoining changing room is fitted with a shower suite comprising a corner cubicle, pedestal wash hand basin and a low level w/c and to complete the ground floor accommodation there is a guest w/c and a utility room.

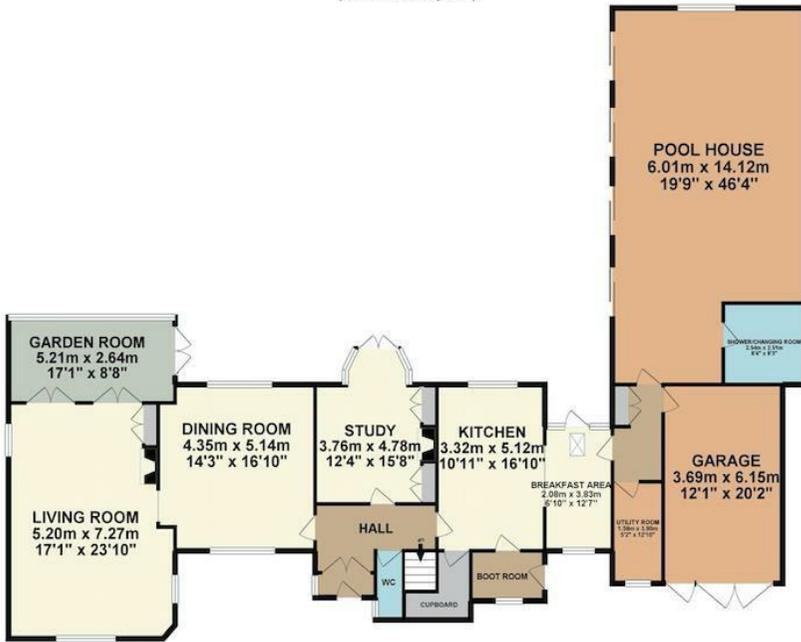


A staircase rises to the first floor landing with an impressive full length window to the front elevation and a port hole window to the side allowing plenty of natural light onto the landing. All five double bedrooms, the family bathroom and w/c are accessed via the landing and there are two loft hatches, one of which is used to access the loft room via a pull down ladder. The master suite has been created within the first floor of the extension and boasts an en-suite bathroom, dressing area with built in wardrobes and a Juliette balcony with double doors, to maximise the great views offered behind the property. The second bedroom also benefits from a modern en-suite shower room and all of the remaining bedrooms look out to the rear elevation. The fully tiled, family bathroom is fitted with a suite comprising a bath, shower cubicle, low level w/c and a pedestal wash hand basin. The loft room, which has been fully insulated and plastered, is accessed via a drop down ladder to the first floor landing. Currently used as a play room, the room is fully functional with two Velux windows, central heating, a phone point, lights, power points and doors into the eaves storage. There is also a door to access the boiler room, which also houses the water tank.

Externally, the south facing rear garden enjoys sunshine throughout the day and is predominantly laid to lawn with a large patio area to enjoy outdoor dining, with the benefit of dusk to dawn lighting. The open fields beyond the garden offer unspoilt views of the countryside and the adjacent protected spinney, inviting a flurry of wildlife into the garden and there are elevated views of Barton Seagrave and Kettering to also be appreciated. There is gated access to both sides of the property leading round to the gravelled forecourt and the garage which is larger than average and also benefits from a pitched roof, creating additional storage space. There are double doors and a pedestrian door to access the garage, which is fully functional with power and lighting.



GROUND FLOOR 234.55 sq. m.
(2524.66 sq. ft.)



1ST FLOOR 116.96 sq. m.
(1258.99 sq. ft.)



2ND FLOOR 39.42 sq. m.
(424.30 sq. ft.)



TOTAL FLOOR AREA : 390.93 sq. m. (4207.95 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kettering
 12B HORSEMARKET
 KETTERING
 NORTHAMPTONSHIRE
 NN16 0DQ



Rothwell
 30 HIGH STREET
 ROTHWELL
 NORTHAMPTONSHIRE
 NN14 6BQ



Thrapston
 22 HIGH STREET
 THRAPSTON
 NORTHAMPTONSHIRE
 NN14 4JH



Corby
 1A SPENCER COURT
 CORBY
 NORTHAMPTONSHIRE
 NN17 1BH



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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