

Cranford Road

Barton Seagrave NN15 5JL



EXPERIENCE EXCELLENCE

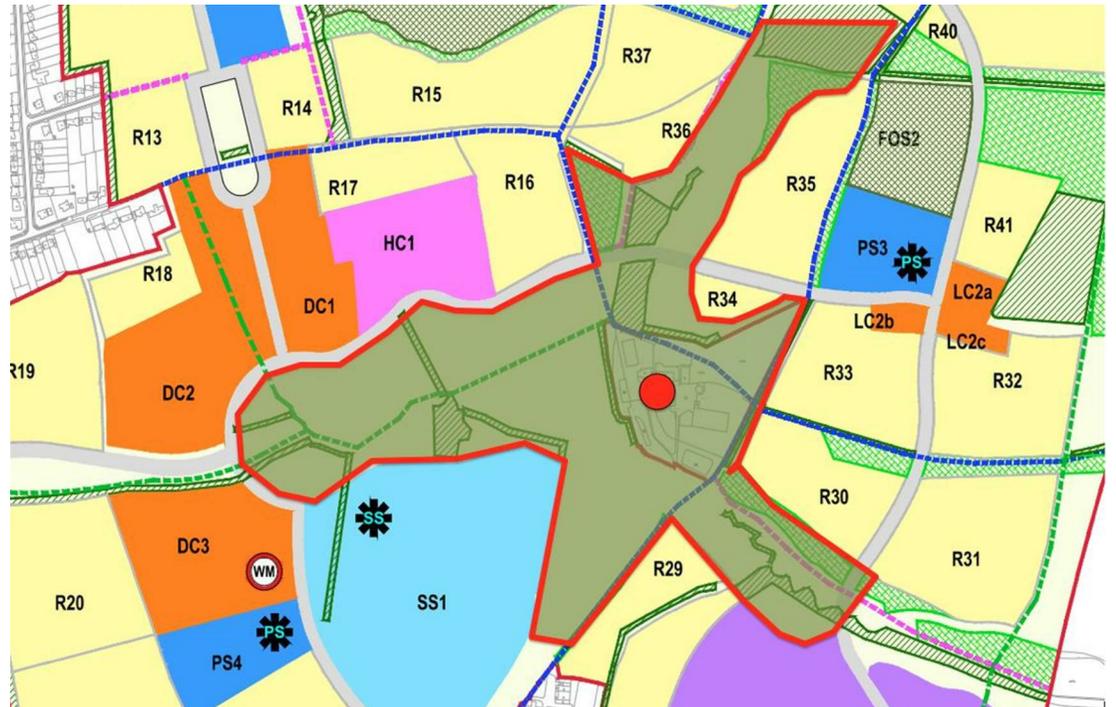


Style – Barn Conversion & Annex

Outside – Manicured frontage and a low maintenance rear garden

Parking – Double Garage & Driveway

Located within an unspoilt rural setting, is this substantial family home lovingly designed from a barn conversion that oozes character and charm. Fronted with a beautiful, manicured garden the property offers a generous living room, kitchen/dining room, utility room, downstairs w/c, a fully functional outer barn that could be used as a separate annex, two en-suite bedrooms, two further bedrooms and a Jack n Jill family shower room.







In the enviable location at the centre of planned landscaped, greenfield areas and nature reserves is this stunning Barn Conversion.

Within the the desirable Hanwood Park planned development, which will have excellent access to the A14, A6 and A43, brand new amenities to include a Primary School, Secondary School, Sports and Leisure facilities all within immediate walking distance.

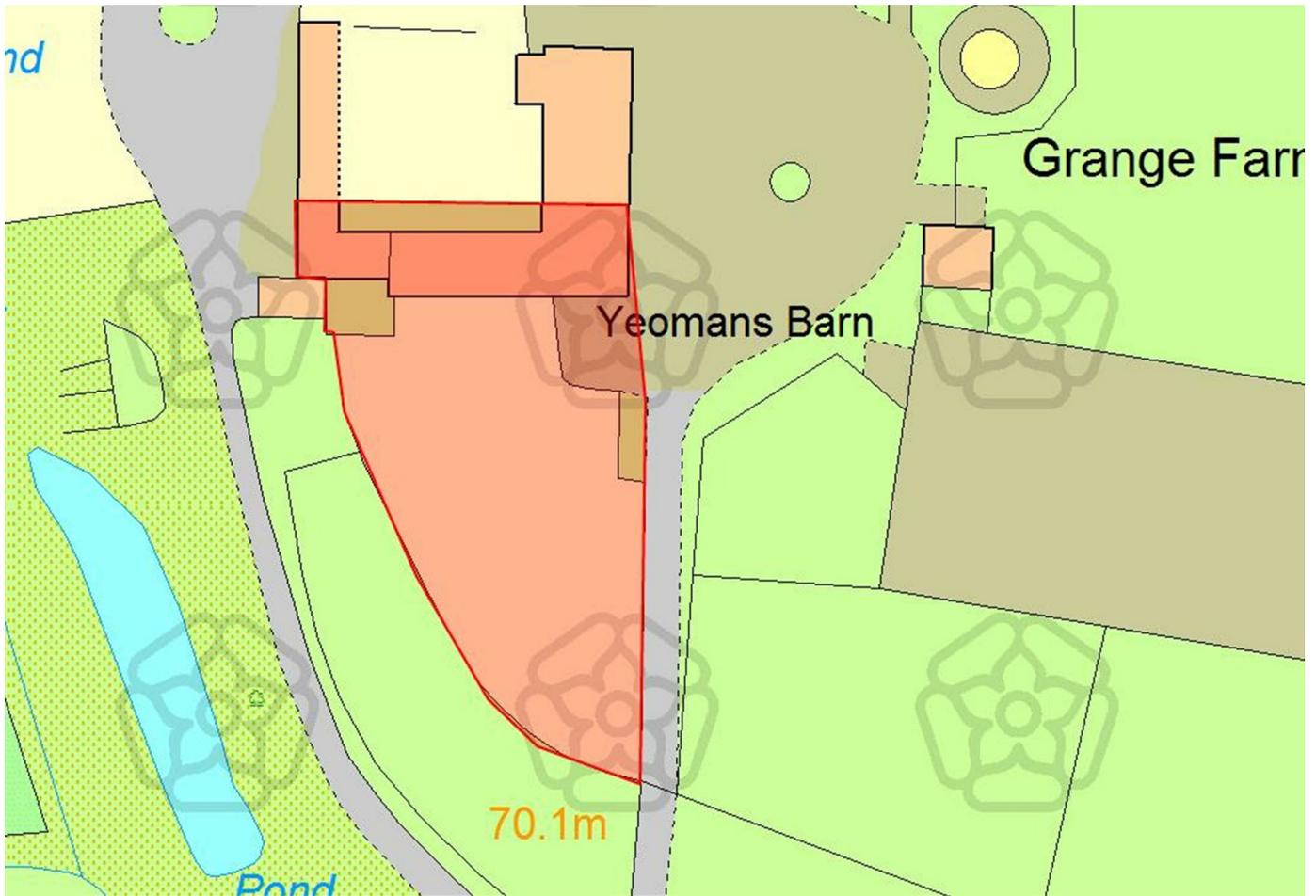
East Kettering Sustainable Urban Extension, known as Hanwood Park is a major development of investment creating modern and high living standards. The centrepiece of this development will be the greenbelt of parkland and nature reserves, ponds and ancient countryside footpaths and byways. Yeomans Barn, will be nestled and protected in the middle of this greenfield area (see highlighted image) with the farms original boundaries protected.

Entry to the property is gained via the entrance porch, opening through into the entrance hall with doors to access the WC, garage and living room. Impressive in size and with many windows allowing light into the room, the living room also features a wood burning stove and doors that open out to the front garden. The kitchen is fitted with a bespoke, handcrafted kitchen offering a range of units with marble work surfaces over and a wooden corner seat with storage under. Also built in to the kitchen, a conventional double Aga oven with additional electric oven and gas hob allowing for greater efficiency and further appliances are housed within the adjoining utility room which also features storage units, a sink and an inbuilt cupboard housing the LPG boiler. Accessed via an external door, the annex is fully functional with power and lightning with access to a WC and offers ample storage space.

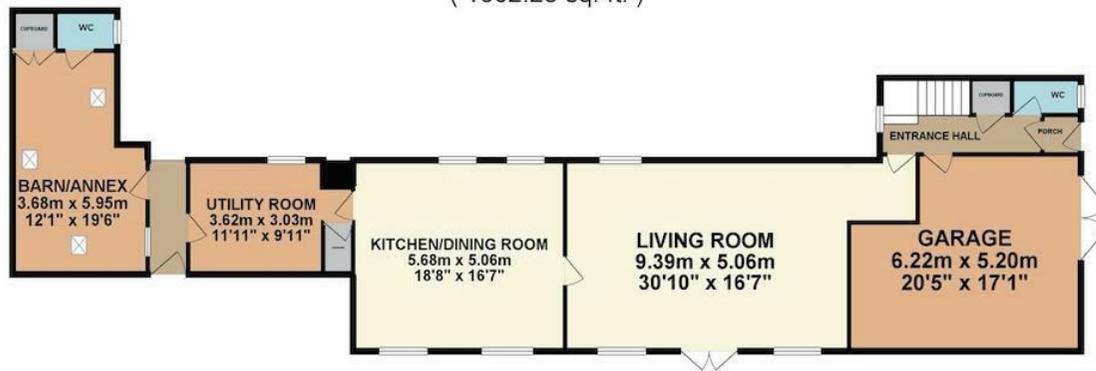
The first floor gives access to all bedrooms, the master of which is generously sized, showcasing a high vaulted ceiling with exposed timber beams and boasting an en-suite bathroom fitted with a modern suite. There are two further double bedrooms, both with inbuilt storage and access to the Jack n Jill shower room and the third double bedroom offers an adjoining shower room, an inbuilt wardrobe and a mezzanine storage area.

Situated between the neighbouring villages Cranford & Barton Seagrave, the barn can be accessed via a shared lane and there is off road parking for up to four/five vehicles. The garage is stripped back to expose its original stone walls with double timber doors to access, there is ample space to park one vehicle with the remainder of space being used for storage. A haven to wildlife and showcasing a decorative landscaped design, the laid to lawn front garden is the perfect place to relax and unwind. Fully enclosed by stone wall and hedgerow, the garden is private and features a patio area, a flower bed garden and a timber gazebo with seating. There is an additional, low maintenance garden to the rear of the property and with the installation of fourteen solar panels to the roof, the current vendors are able to run the property at an extremely low cost with the added benefit of receiving a yearly payback for un-used energy.

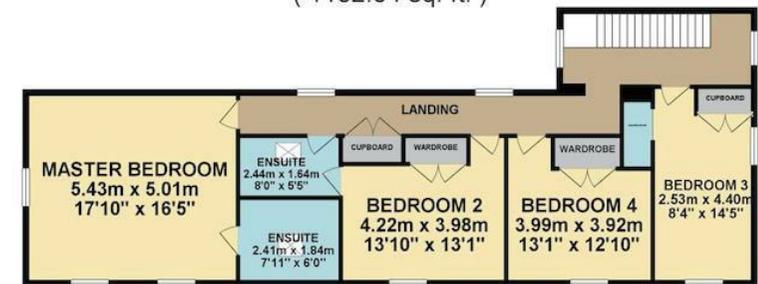




GROUND FLOOR 148.85 sq. m.
(1602.23 sq. ft.)



1ST FLOOR 109.86 sq. m.
(1182.54 sq. ft.)



TOTAL FLOOR AREA : 258.71 sq. m. (2784.77 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
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 NN16 0DQ



Rothwell
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 ROTHWELL
 NORTHAMPTONSHIRE
 NN14 6BQ



Thrapston
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