

# Triune House

Denford NN14 4EQ



**EXPERIENCE EXCELLENCE**



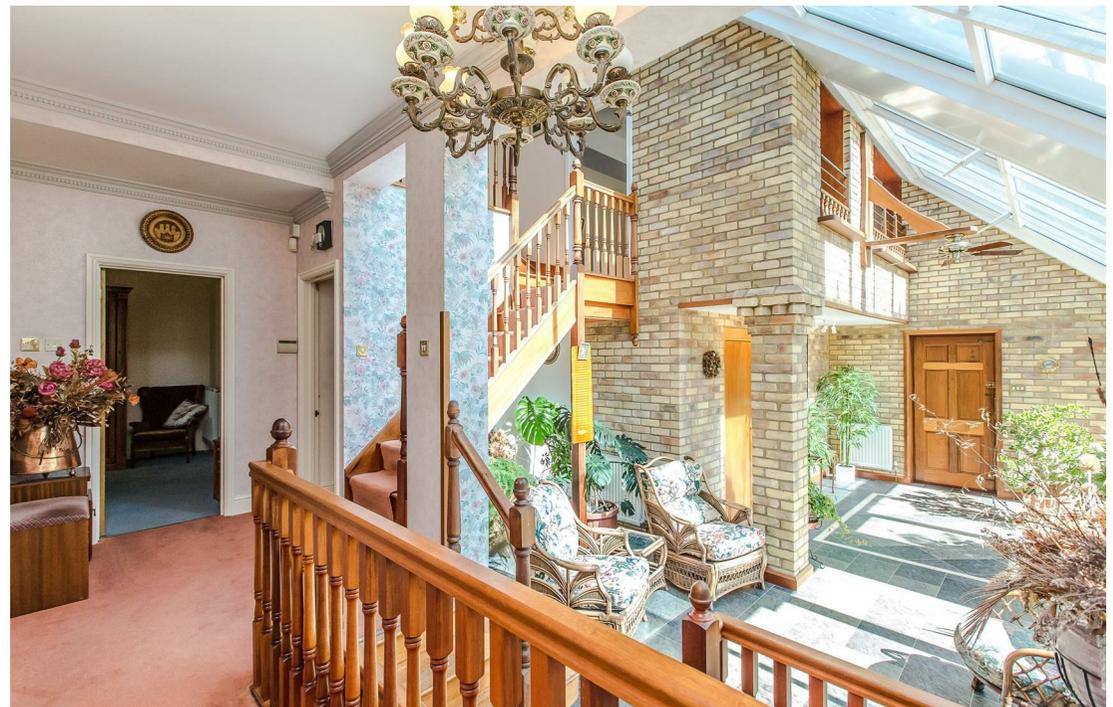
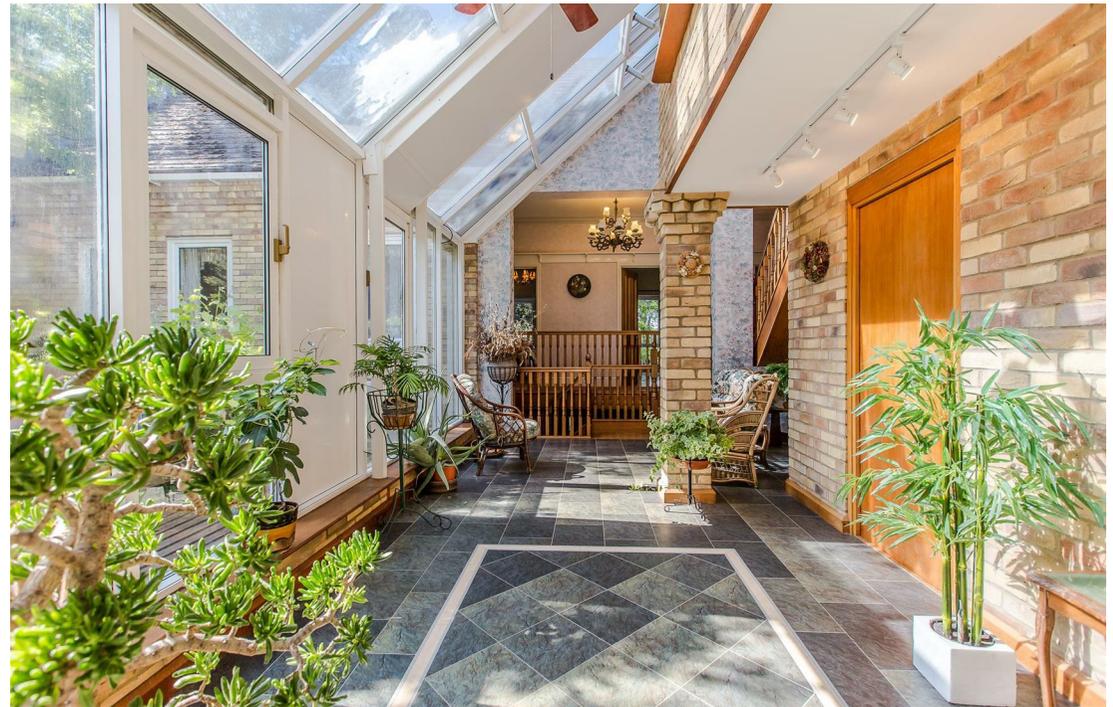


Style- Detached

Location- Denford

Parking- Double Garage & Driveway

Triune House is a unique and stand alone dwelling that lies on the banks of the River Nene, nestled between the Old Vicarage and the Village Church. Set back from the main road and approached via a shared driveway with the two neighbouring properties, the versatile accommodation extends to in excess of 3,270 square foot and is arranged over three floors with the principal rooms on the ground floor to take full advantage of the countryside views. The individual design comprises two reception rooms, kitchen/ breakfast room, guest w/c, utility room, sun terrace, six bedrooms, three shower rooms, ample eaves storage and additional outbuildings within the main footprint of the property. The grounds on which the house resides include manicured lawns that border the gravelled driveway, an enclosed courtyard style garden to the front that wraps round to the rear of the property, where you will find a large paved patio area and the extensive, manicured lawn. With an array of mature shrubs, trees and neat hedgerow, the lawn descends to the spectacular riverbank and timber mooring with open views of the fields beyond.





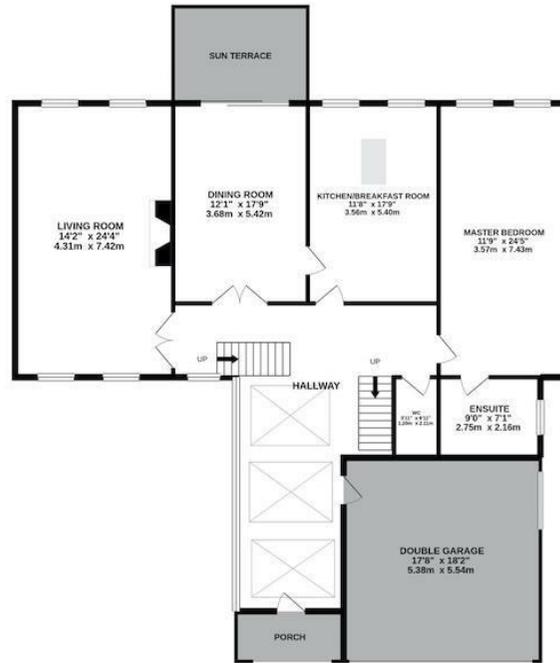


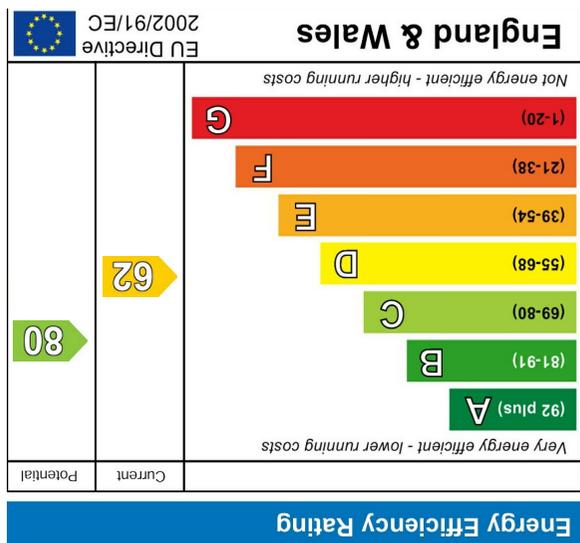
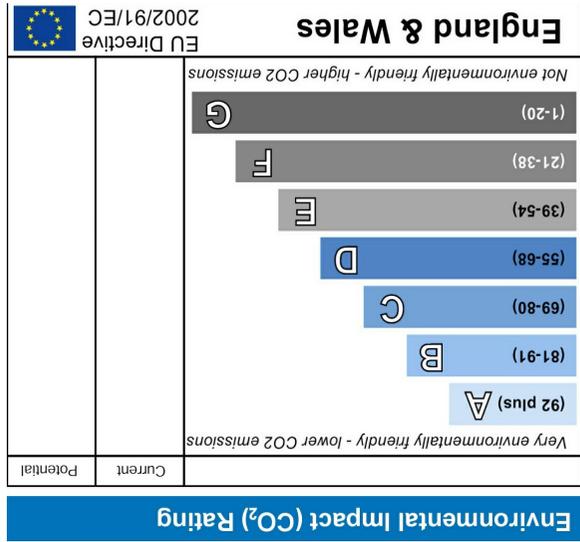
The charming storm porch opens through into the spacious entrance hall, which is filled with an array of natural light and provides access to most of the accommodation. The sizeable hallway features exposed brick walling, tiled flooring and will easily accommodate informal living furniture with views out to the side garden and the raised timber balcony. Approximately 23 foot in length, the living room boasts dual aspect views and features an impressive open fireplace with a polished marble surround. The formal dining room is accessed via double timber doors and offers sliding doors out to the spacious sun terrace, the perfect spot to truly appreciate far reaching views of the rolling countryside. Fitted with a farmhouse style suite, the kitchen comprises a range of eye and base level units with work surfaces over, integral double oven, hob, fridge/ freezer and dishwasher. Further space for appliances can be housed within the utility room, positioned to the lower level, which also offers eye and base level units and a wash basin. To conclude the ground floor accommodation, there is a guest w/c and a substantial master bedroom which benefits from an en-shower room and views to the rear aspect.



Bedroom four and five are positioned to upper ground floor level, accessed via a short staircase. Currently utilised as a study, the fourth bedroom features a porthole window to the front elevation, built-in storage and an open aspect balcony overlooking the entrance hall. Accessed via a second staircase, the lower level provides access to three further bedrooms, one of which benefits from an en-suite shower room complete with a shower cubicle, low level w/c and a pedestal wash hand basin. There is also a family shower room fitted with a walk-in shower, concealed w/c and a vanity wash hand basin. The utility room leads through to the rear hall, which offers a window to the side aspect and doors to access the rear and side garden and additional storage rooms; including, a workshop, wine store and boiler room. This substantial space has the potential to be converted and utilised as part of the main footprint to the building.







**Corby**  
 1A SPENCER COURT  
 CORBY  
 NORTHAMPTONSHIRE  
 NN17 1BH

**Thrapston**  
 22 HIGH STREET  
 THRAPSTON  
 NORTHAMPTONSHIRE  
 NN14 4JH

**Rothwell**  
 30 HIGH STREET  
 ROTHWELL  
 NORTHAMPTONSHIRE  
 NN14 6BQ

**Kettering**  
 12B HORSEMARKET  
 KETTERING  
 NORTHAMPTONSHIRE  
 NN16 0DQ