

York House

Warkton NN16 9XJ



EXPERIENCE EXCELLENCE





York House is a simply stunning, five-bedroom detached family home, constructed in York stone, and sits on a beautiful manicured plot, surrounded by wrap around mature gardens. Nestled within a charming conservation village near Boughton House, the property has been thoughtfully renovated by the current owners with meticulous attention to detail and showcases pleasing views of St Edmunds Church, home to the magnificent Montagu Monuments. Exhibiting a stylish interior, the accommodation extends in excess of 3,220 (including its double garage), and comprises two reception rooms, study/office, a stunning Wychwood kitchen/ breakfast room, utility/ boot room, conservatory, a guest w/c, four double bedrooms, a fifth bedroom, two re-fitted en-suite shower rooms and a family bathroom. Other benefits also include fully serviced house alarm system and superfast fibre broadband.

Externally, the property resides on a substantial plot that spans approximately 1/4 of an acre and so gives generous front and rear gardens which have been well-kept and manicured to precision. Set back from the main road and accessed via a five-bar gate, the private and secure front garden is predominately laid to lawn with beech hedges and borders an impressive sweeping driveway. The driveway provides parking for numerous vehicles and leads to the detached double garage, which benefits from electric up and over doors, power, light and a fully boarded loft space with a retractable ladder. A shepherds hut is also located within the forecourt and is available through separate negotiation. The attractive south-facing rear garden enjoys established hedges offering a high degree of privacy, and stone patio areas, perfect for outdoor furniture and entertaining. There is also dual gated side access leading to the front of the property, and access to the rear to a footpath.

COUNCIL TAX BAND- G

EPC RATING- D

Montagu Monuments- <https://www.boughtonhouse.co.uk/attraction/montagu-monuments/>







Accessed via an attractive storm porch with a quarry tiled floor, the property welcomes you into the entrance hall which is laid with stylish Ted Todd light oak flooring that is continued through to the beautiful kitchen/ breakfast room, boot room, study and the guest w/c. Designed with both function and finish in mind, the kitchen boasts dual-aspect views and so is flooded with natural light and is complete with a Wychwood bespoke handmade kitchen suite. The suite itself comprises stylish eye and base level units with quartz worktops, a central breakfast island, a Rangemaster five-burner cooker with double electric oven and built-in extractor above, an integral wine fridge, a full length Miele fridge, under-counter Miele freezer, Miele dishwasher and a boiling tap. Sliding doors open out onto the stone patio, making it the perfect space for entertaining. Recently re-fitted with a modern suite, the adjoining utility/ boot room offers space for a washing machine, tumble dryer and houses the new Worcester LPG mounted boiler.

All three reception rooms have been beautifully decorated and can all be accessed from the hall. The first reception room, the dining room, is laid with new sisal flooring and is positioned to the front elevation, displaying lovely views over the front garden. Generous in size and definitely the heart to this home, the living room boasts dual-aspect views and showcases a Contura woodburner with a new slate hearth as its focal point. The study benefits from built-in shelving, a desk, drawers and cupboards. The wooden Amdega conservatory is a lovely addition to this home and is complete with a tiled floor with electric underfloor heating. A guest w/c concludes the ground floor accommodation.

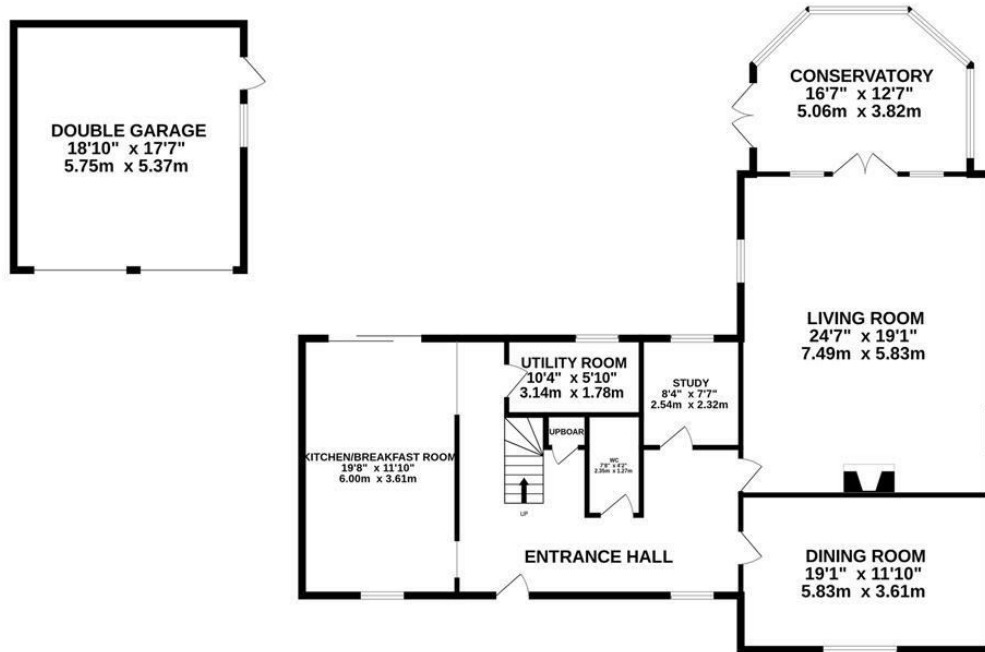


A dog-leg staircase, with a Roger Oates runner and storage beneath, rises to the galleried first floor landing and gives access to all five bedrooms and the family bathroom. The fully tiled bathroom comprises a bath with a shower attachment, a large semi-pedestal basin with a heated mirror above and a low level w/c. Two of five bedrooms exhibit bespoke fitted wardrobes and en-suite shower rooms. The bright and airy master bedroom benefits from a splendid en-suite with a double walk-in shower with monsoon shower over, decorative vertical radiator, stainless steel heated towel rail, double Lussostone vanity unit with four large drawers and wall mounted taps, large heated mirror and a low level w/c.

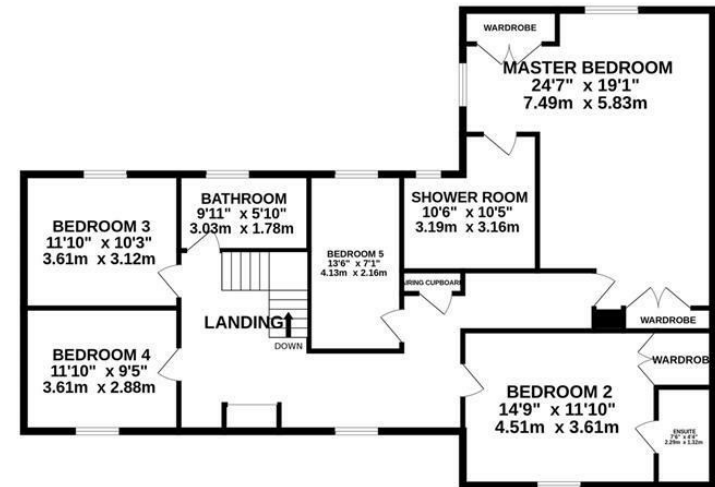
Warkton is one of Northamptonshire's prettiest villages and offers a wealth of history and a thriving community. The active community hosts a village Facebook group and events organised in the village hall, including; wine tasting, film nights, quizzes and visits by street food trucks. There are also good road links to the Corby and Kettering, as well as its train station with frequent, direct trains to London St Pancras within an hour.



GROUND FLOOR
1870 sq.ft. (173.7 sq.m.) approx.



1ST FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA : 3223 sq.ft. (299.4 sq.m.) 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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England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
Environmental Impact (CO₂) Rating		

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		
	61	38
Energy Efficiency Rating		



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