

The Gables, High Street

Twywell NN14 3AH



EXPERIENCE EXCELLENCE





A unique and exciting opportunity has arisen to acquire this large village plot, measuring just over one acre (stm), that backs directly onto the rolling Twywell Hills and Dales.

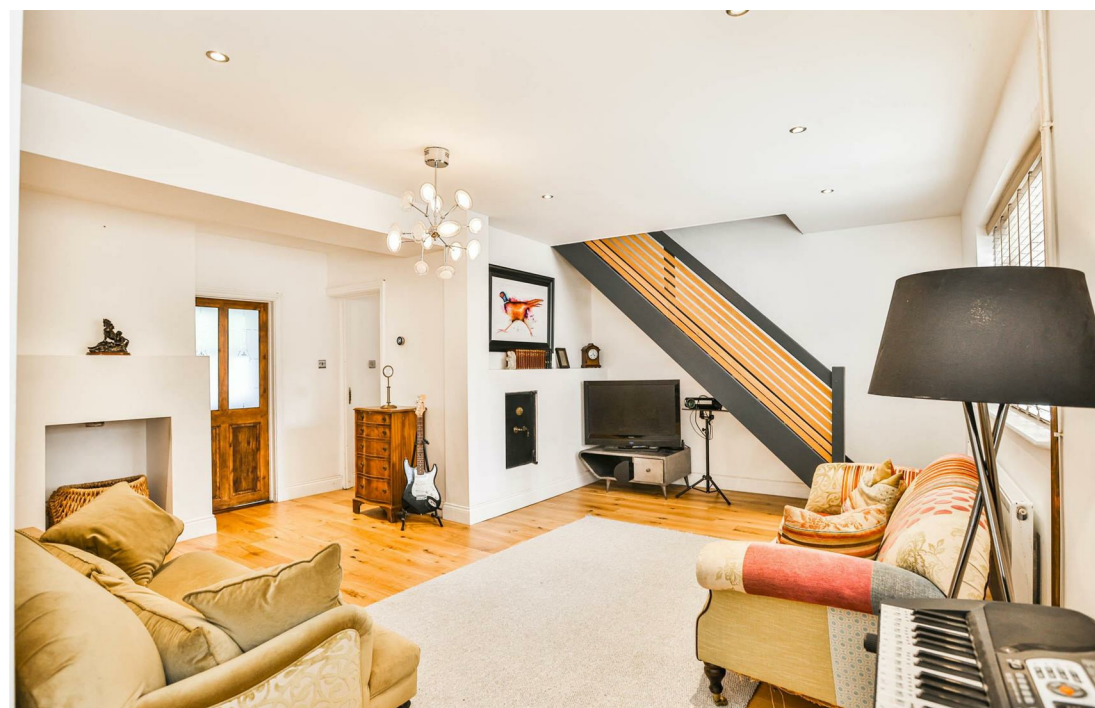
The listing includes:

- The Gables, a five bedroom fully renovated Victorian family home in a prominent and central village location
- A Grade 2 listed barn with planning permission to convert to a large four-five bed roomed separate dwelling
- A further cottage and animal pens which offer the opportunity of further development and renovation to a two-three bed property, subject to additional planning consent.
- A very large stone walled established garden that has its own gate leading directly to the Hills and Dales for wonderful walks.
- Wide vehicular access to the rear garden offering the potential for future development subject to additional planning consent.

The Gables-

This fully refurbished Victorian property is set back from the road and in a prominent, central position within the idyllic and peaceful village of Twywell. With a period lamppost and a generous lawned front garden, the property sits adjacent to the village green and is approached via a block paved path, leading up to a beautiful front courtyard.

The renovation of this detached house has carefully incorporated the old Butcher's Shop as an impressive double bow-windowed family kitchen, the house has been rewired, replastered, with a new heating system and renovated to a high standard throughout.







This family home presents a fabulous combination of both character and contemporary features, with spacious living areas, a quiet location and generous outside space, this property is perfect for a growing family, or incorporating the barns, has the potential for easy and peaceful multigenerational living.

Internally the property's large kitchen/ family room with period features such as the original butcher's rail and two beautiful bow windows to the front aspect. Laid with oak flooring, the kitchen has a range of eye and base level units with solid oak worktops, a Butler style sink, two integral Smeg eye level ovens, an induction hob, microwave, fridge/ freezer, and a large kitchen island. Further space for storage and appliances can also be housed within the adjoining utility room, which too gives access to the rear of the property.

Downstairs there are three spacious reception rooms, a garden room/office, utility room, downstairs w/c. Upstairs there are five double bedrooms and a large re-fitted family bathroom (the fifth bedroom has plumbing already in place for easy additional bathroom installation). The family bathroom is well appointed with a free-standing bath, a walk-in shower, vanity wash hand basin, low level w/c and a chrome towel rail.

The Barn

Dating back to circa 16th century, the stone-built detached barn has planning permission granted for conversion into a four-bed separate dwelling. Downstairs the renovation would offer a large living room, a study, dining room, downstairs cloakroom and large hallway-snug, with a family kitchen to the rear aspect leading on to a terrace and wonderful garden. Upstairs the large double bedrooms offer the opportunity for vaulted ceilings and ensuite facilities to the principal bedroom which with its glass wall will offer wonderful views across the dales.

In total The Gables and Barn offer over 5,250 square foot of residential space, the cottage and animal pens provide opportunity for additional living space.

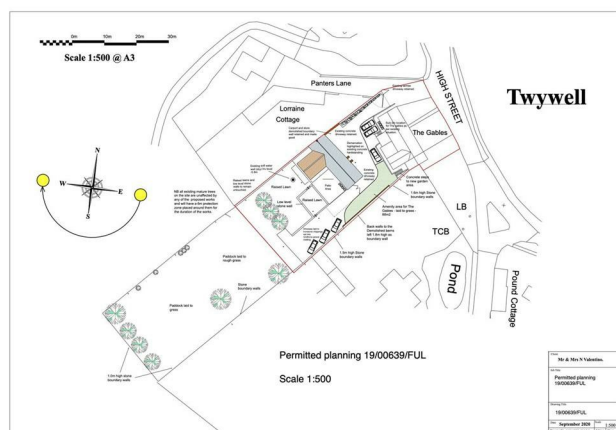
Additional Opportunity

This substantial plot has the potential to be developed further, subject to planning permission. The highly private garden is predominately laid to lawn, enclosed by the original stone wall and planted with an array of established plants and hedgerow. With existing vehicular access down the side of The Barn, which is permitted to expanded further following the approved demolition of the cottage and animal pens, access to the rear garden opens up the rear land for further opportunity in future years.

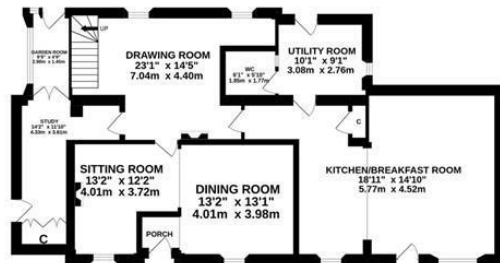
Alternatively, one could consider renovating the existing 4 bed Barn and the 2 bed cottage to provide true multigenerational living in three detached properties, all with access to a wonderful garden and countryside views and walks. The dwelling in its entirety has residential use class.

Twywell with its beautiful Hills and Dales Country Park is perfect for dog-walking and wildlife spotting. The village is located with easy access to the A14 and just a 5-minute drive from the neighbouring market town of Thrapston, which offers all amenities, Doctor's surgeries, schools, public houses and restaurants in addition to a bustling high street, with a regular farmer's market. Twywell is a linear village with very minimal traffic, ideal for peaceful village life.





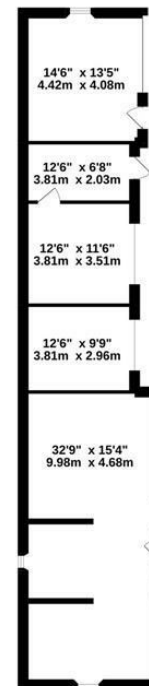
MAIN HOUSE- GROUND FLOOR
1328 sq ft. (123.4 sq.m.) approx.



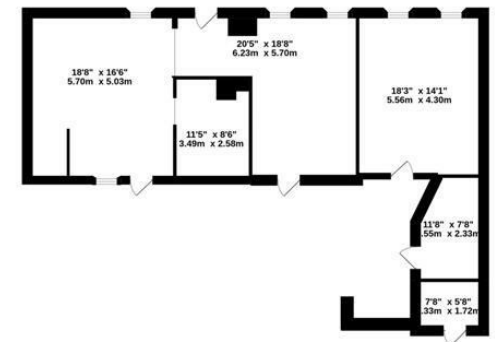
MAIN HOUSE- 1ST FLOOR
1000 sq ft. (92.9 sq.m.) approx.



OUTBUILDING
1036 sq ft. (96.2 sq.m.) approx.



BARN
1059 sq ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 4423 sq.ft. (410.9 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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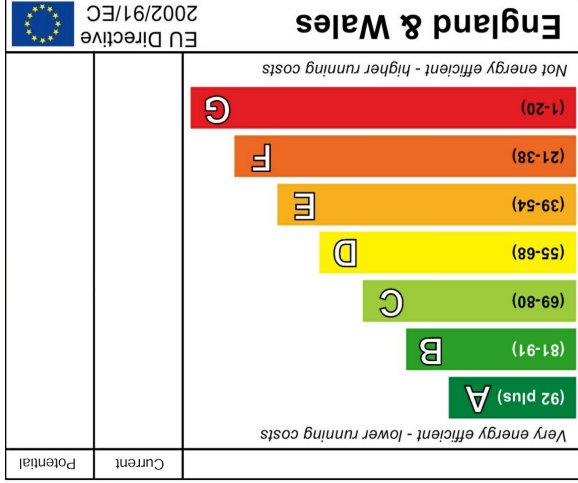
Rothwell
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

