



OAKWELL BARN
KIRBY ROAD, GRETTON

JAMES
SELICKS



“... FOUR-BEDROOM BARN CONVERSION ...”

Oakwell Barn is a well-presented, four-bedroom barn conversion set on a generous plot of approximately one-third of an acre, featuring mature gardens, off-road parking, and a garage, nestled in the sought-after village of Gretton.

Open Plan Dining Kitchen • Two Reception Rooms, Study • Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Double Garage & Single Carport • Mature Garden • Village Location • EPC - D •

Ground Floor

Enter the home through an entrance porch that opens into a spacious and welcoming central hallway, providing access to the ground floor accommodation.

To the right, double doors lead into a generously sized dining kitchen, fitted with an extensive range of units, a variety of integrated appliances, and space for an American-style fridge freezer. There's ample room for a large dining table, making it ideal for family gatherings and entertaining. A stable door opens from the kitchen into the conservatory, which in turn leads out to the beautifully maintained garden.

To the left of the entrance hall is the main reception room — a well-proportioned space featuring a striking red-brick inglenook fireplace and a large window with views over the garden. From here, a door opens into a separate study, enhanced by exposed stonework and French doors that open out onto a patio. Completing the ground floor is a convenient downstairs cloakroom.



First Floor

The first floor is accessed via two staircases: the main staircase rises from the entrance hall to a spacious landing that leads to three bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining two bedrooms are served by a family bathroom with a four-piece suite. The fourth bedroom, located via a secondary staircase leading from the main reception room, is a large and versatile space with views over the garden.

Outside

Set on a generous plot of approximately one-third of an acre, the property enjoys beautifully landscaped, mature gardens, ample off-road parking, and a double garage. A shared driveway from Kirby Road leads to Oakwell Barn's private block-paved driveway, which also provides access to a double garage and single carport. The gardens are predominantly laid to lawn with a wealth of established planting, complemented by a spacious patio area accessible directly from the house — perfect for outdoor dining and relaxation.

The property is well situated and provides a wonderful degree of privacy and security.



“... GENEROUS PLOT OF APPROX.
ONE-THIRD OF AN ACRE ...”



Location

The characterful village of Gretton is situated within the beautiful Welland Valley amidst pastoral countryside with far reaching views. It offers a range of amenities including coffee shop, village hall, an excellent primary school, two churches and public houses. Sporting facilities offered to the village include tennis courts, cricket pitches and sport/social clubs. A wider range of amenities are available within the towns of Uppingham, Oakham and Stamford which also offer a mixture of State & Private schooling. Gretton is ideally situated for easy access to the A14 & A47 while local trains from Corby (4.5miles) provide regular access to London St Pancras, taking approximately 80 minutes.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. North Northamptonshire Council – Tax Band G

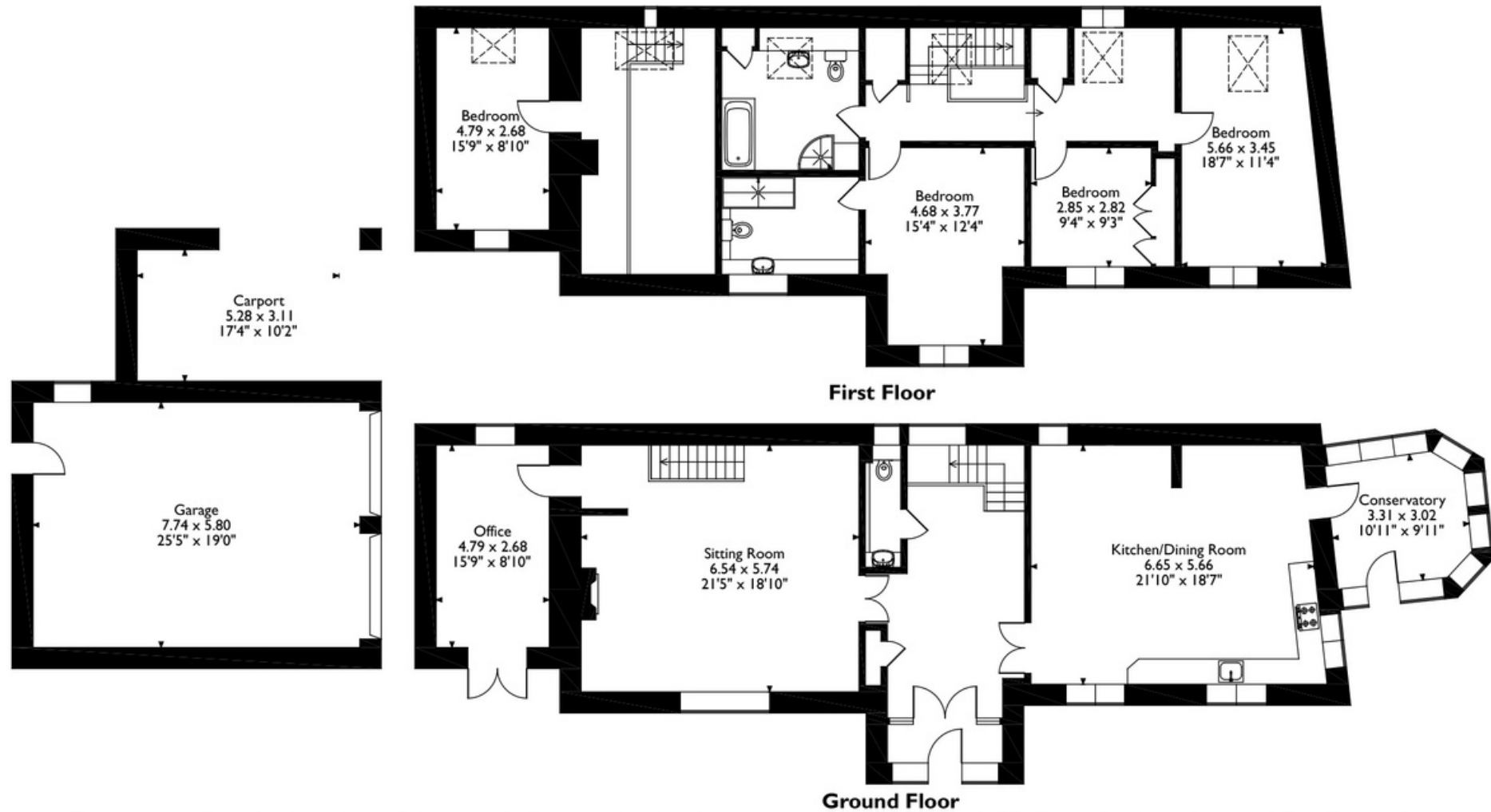
Tenure

Freehold





Oakwell Barn, 59 Kirby Road, Gretton, Northamptonshire NN17 3DB
House Total Approx. Gross Internal Floor Area incl. Garage = 3207 ft² / 298 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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