

**1 Sunnyside
Earls Barton
NORTHAMPTON
NN6 0EX**

Guide Price £750,000



- **STUNNING LOCATION**
- **PADDOCK**
- **DOUBLE GARAGE**
- **SUN TERRACE AND BALCONY**
- **VARIOUS OUTBUILDINGS**

- **BEAUTIFUL GARDENS**
- **FOUR BEDROOMS**
- **DETACHED**
- **SUPERB VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Hidden away in a beautiful location in Earls Barton. Dating back to 1653, this four bedroom detached family home boasts absolutely stunning views. This unique equestrian property sits in approximately 1.25 acres of land, including a mature south facing garden and a separate paddock- ideal for those that want the horses at home. The home consists of a lounge, sitting room, dining room, kitchen and utility area and a downstairs cloakroom. There are four bedrooms, with the master having a balcony offering uninterrupted spectacular views over the Nene Valley. This fabulous property also offers separate outhouses, and barns and a double garage, with beautiful gardens. Viewing is by appointment only and is highly recommended.

Ground Floor

Entrance Hallway

Enter via a composite double glazed front door into the entrance porch, with double glazed windows to both sides. Quarry tiled flooring with stairs rising to the first floor. Door to;

Sitting Room

12'5" x 11'1" (3.79 x 3.39)

Dual aspect double glazed windows to the front and side with a feature original fireplace and Oak ceiling beams

Dining Room

10'9" x 9'11" (3.30 x 3.03)

Feature brick built fireplace with an Oak mantle and a wood burning stove. Double glazed window to the side aspect with Oak ceiling beams and a built-in storage cupboard. Opening to;

Kitchen

11'8" x 9'4" (3.56 x 2.87)

A range of floor and eyelevel Shaker style kitchen units with Oak worktops and complementary tiling. Built-in appliances to include a Range oven and a dishwasher. Inset one and a half bowl white sink with drainer and mixer taps. Double radiator and tiled flooring. Double glazed windows to the side aspect. Door to;

Inner Hallway

External Stable door with a double glazed window to the side aspect. Tiled flooring and a double radiator with door to;

Downstairs Cloakroom

Two piece suite comprising white WC and pedestal wash basin, with tiling to water sensitive areas. Double glazed window to the side aspect and tiled flooring.

Living Room

17'7" x 16'4" (5.366 x 5)

Dual aspect double glazed windows to both sides with double glazed bi-fold doors leading out to a raised sun terrace. A freestanding log burning stove and a double radiator.

Sun Terrace

A stunning sun terrace offering outstanding views over the gardens and stepped access to the courtyard, out buildings and rear gardens.

First Floor

First Floor Landing

First floor landing with ceiling spotlighting and a double radiator.

Master Bedroom

16'0" x 15'1" (4.88 x 4.60)

A range of wall-to-wall fitted wardrobes, with double glazed windows to side aspect and double glazed bifold doors leading to;

Balcony

A balcony with glazed screens and composite decking, offering absolutely breath-taking views over open countryside.

Bedroom Two

12'4" x 11'6" (3.76 x 3.53)

Double glazed window to the side aspect and a double radiator.

Bedroom Three

9'4" x 8'11" (2.87 x 2.73)

Double glazed window to the side aspect and a double radiator.

Bedroom Four

11'5" x 8'3" (3.48 x 2.54)

Double glazed windows to the rear and side aspect with a double radiator and ceiling spotlighting.

Family Bathroom

Four piece white suite comprising a WC, pedestal wash basin, freestanding bath with claw feet and a walk-in shower cubicle. Fully tiled walls and flooring, with a double glazed obscure window to the side aspect and double radiator. Upright chrome towel rail radiator and a built-in cupboard with plumbing for washing machine and tumble dryer.

Externally

Paddock

A large enclosed, gated paddock with mature hedges which can be used as grazing for livestock or horses/ponies. Circa 1 acre. There is a field shelter and running water into a water trough. The owner currently has 2 horses in the paddock. For those needing more land, the adjoining 6 acre paddock could be rented by separate negotiation.

Gardens

Extensive south facing rear gardens, mainly laid to lawn and fully stocked with an abundance of trees, shrubs and plants, with several seating areas.

There are various garden buildings, including sheds, a green house and a summer house.

Outbuildings

There is a stable with a concrete base and another separate outbuilding that is water tight and ideal for workshop and storage. The old cow shed creates an undercover seating area which is ideal for an entertaining area. There is also a summer house that enjoys private views of the paddock.

Double Garage

Detached double garage with electric roller door and fitted with power and lights.

Paddock

A large enclosed, gated paddock which can be used for livestock or horses/ponies.

Local Information

Earls Barton

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away. The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name. The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings. The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music. At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit. Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870. If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further. A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy. A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax Information

Local Authority: North Northamptonshire

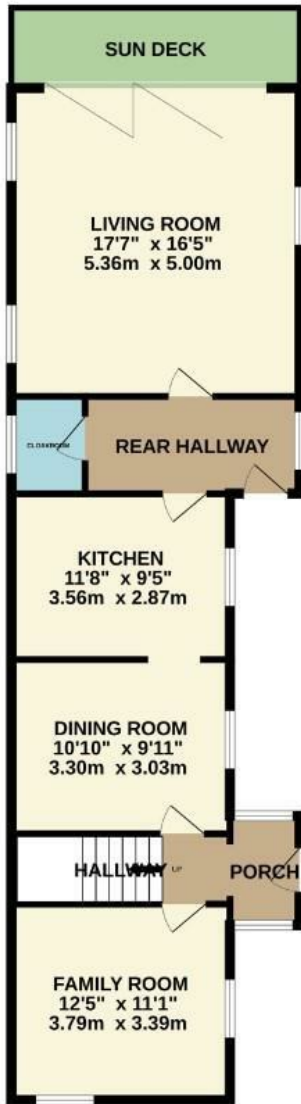
Council Tax Band: F



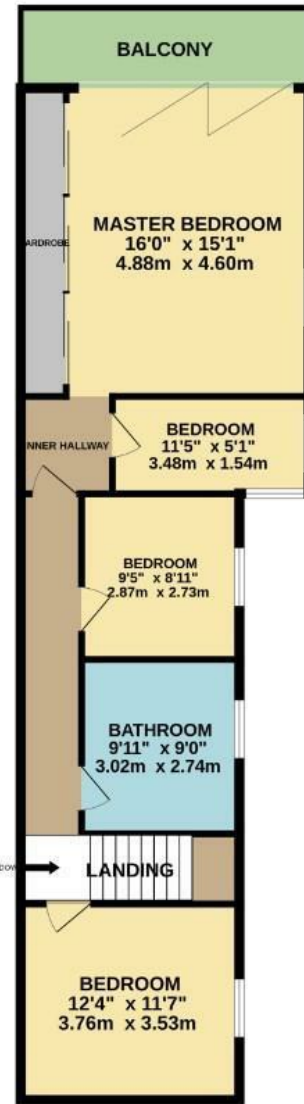




GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



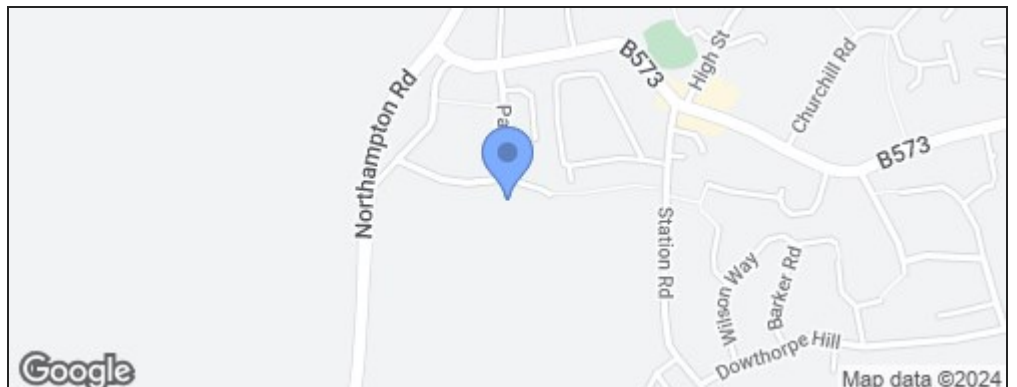
1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.