

**Park Stables Upton Lane  
Upton Country Park  
NORTHAMPTON  
NN5 4UX**

**£699,000**



- **BARN CONVERSION**
- **THREE GENEROUS BEDROOMS**
- **COURT YARD DEVELOPMENT**
- **NO CHAIN**

- **COUNTRY PARK SETTING**
- **OPEN PLAN LIVING**
- **AMPLE OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING; TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A Unique Country Retreat: a newly converted Barn and Stable Block nestled within the idyllic Upton Country Park, originally a historic Grade 2 Listed stable block, this property has been meticulously and sympathetically designed and built into a unique and luxurious home.

### Key Features:

**Open-Plan Living:** The spacious living area boasts soaring ceilings, exposed beam and large windows that flood the space with natural light. A modern kitchen, complete with high-end appliances, seamlessly integrates into the open-plan design.

Each of the three bedrooms offers a tranquil retreat. The master suite features a luxurious en-suite bathroom, while the remaining bedrooms share a stylish family bathroom, and separate shower room.

**Outdoor Oasis:** The private garden provides a peaceful sanctuary; enjoy al fresco dining on the patio or simply relax and soak up the serenity of the surroundings.

**Prime Location:** Situated within Upton Country Park, this property offers a picturesque setting with easy access to stunning walks, cycling trails, and recreational facilities as well as being ideally located for commuters being within striking distance of the M1.

This exceptional property is perfect for those seeking a unique and stylish home in a tranquil rural location. Don't miss this opportunity to own a truly special property.

## Ground Floor

### Entrance Hall

Enter via wooden multi pane door, exposed beams, stairs rising to first floor, radiator, tiled floor, wall mounted thermostat.

### Utility/Office

12'3" x 11'3" (3.75 x 3.45)

Wooden multi pane door to front courtyard, wall and base units with roll edge work surfaces, stainless steel one and a half bowl sink with drainer and mixer tap over, fitted dishwasher and fridge, complimentary tiling, tiled flooring, radiator, extractor fan.

### Shower Room

Corner shower enclosure, low level W/C with concealed cistern, heated towel rail, vanity sink unit with storage under, complementary tiling, tiled flooring, storage cupboards, exposed beam, extractor fan.

### Open Plan Kitchen/Dining Room

21'10" x 15'3" (6.67 x 4.67)

Feature double doors and windows to front aspect, fitted with a range of wall and base level units with granite work surfaces, inset one and half bowl sink with drainer and mixer tap over, fitted Neff appliances to include: double oven, fridge/freezer, extractor fan and hob, pantry cupboard, cutlery drawers, spotlights, exposed beams, tiled flooring, wooden floor to dining area, radiator, spotlights.

### Lounge

16'7" x 16'0" (5.08 x 4.88)

Two wooden sealed unit double glazed windows to front aspect, radiator, wooden flooring, air con unit with control, feature built in fireplace, exposed beams, spotlights.

**Bedroom One**

18'4" x 11'1" (5.61 x 3.39)

Two wooden bi-folding doors to front courtyard, wooden flooring, radiator, exposed beams, air conditioning unit with control, walk-in wardrobe.

**En Suite**

Feature double width walk-in shower, heated towel rail, low level W/C, vanity sink unit with storage under, complementary tiling, tiled flooring.

**First Floor****Landing**

Storage cupboard, separate cupboard housing boiler and tank, doors to:

**Bathroom**

Window to side aspect, panel bath with shower over, shower screen, spotlights, exposed beams, heated towel rail, complimentary tiling, tiled flooring, feature wall mounted illuminated mirror.

**Bedroom Two**

16'4" x 14'4" (5.00 x 4.37)

Two sealed unit double glazed windows to front aspect, exposed beams, spotlights.

**Dressing Area**

PIR motion sensor spotlights, hanging space and shelving area, exposed beam.

**Bedroom Three**

12'5" x 9'10" (3.80 x 3.02)

Wooden sealed unit double glazed window to front aspect, radiator, exposed beams.

**Externally****Front Garden**

Ample off road parking, cobbled areas.

**Rear Garden**

Enclosed courtyard, feature ornamental raised beds.

**Agents Note**

N.B - Council Tax TBC

Sewerage Via Septic Tank

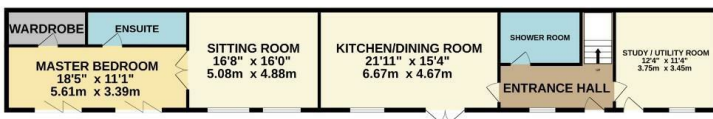




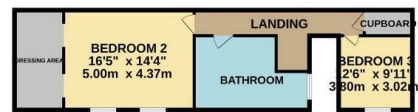




GROUND FLOOR



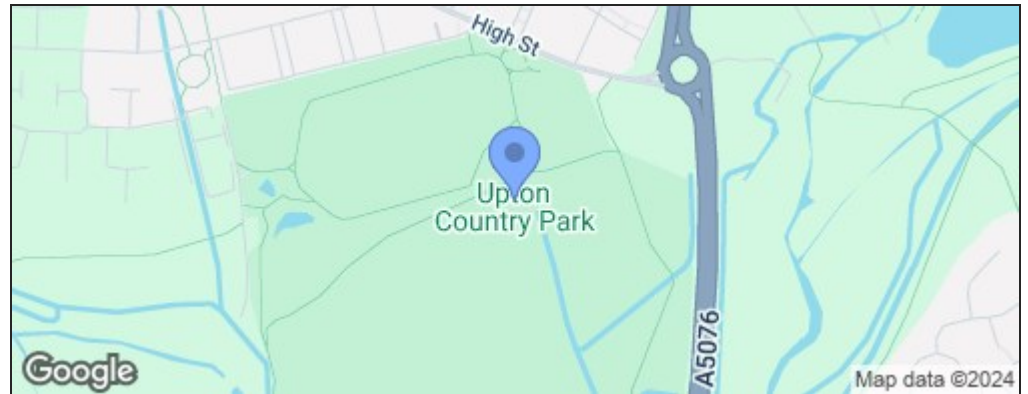
1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.