

**Triscombe Church Lane
Church Brampton
NORTHAMPTON
NN6 8AT**

£1,100,000



- CHARACTER VILLAGE HOME
- FOUR BEDROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- STUDY
- VIEW HIGHLY RECOMMENDED

- VASTLY IMPROVED
- ENSUITES TO THREE ROOMS
- SEPERATE LOUNGE AND DINING ROOM
- VERY LARGE GARAGE
- ENERGY EFFICIENCY RATING: C

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Located in one of Northamptonshire's most prestigious villages, this large, stone built, farmhouse style home, has been vastly improved and updated over recent years. The original part of the house is believed to date back to the mid 1700's and to have been one of the oldest properties in the village. Many original features have been retained.

Accommodation to the ground floor now includes a large kitchen/breakfast room, lounge, dining room, study, utility room and shower room. The first floor has a master bedroom with ensuite shower room, two further bedrooms, one with dressing room and ensuite, and a family bathroom. To the third floor is a further bedroom with ensuite shower room. Further improvements include full replacement of all original windows to conservation compliant sealed unit ones, hand built solid oak Fraser James kitchen and under floor heating to the kitchen/breakfast room, entrance, utility room and ground floor shower room.

Externally the property occupies a good size private plot which is accessed by electronic wooden gates. There is parking for at least four cars in addition to a large stone built garage. The garden comprises of a large, enclosed, patio area with steps to a lawned area. To the rear of the garden is a garden room/bar.

Ground Floor

Entrance Hall

Entry through hardwood arched door, flagstone floor with under floor heating, large storage cupboard, further understairs cupboard, exposed original stone wall, spotlights to ceiling, dog legged stairs to first floor, window and step into kitchen/breakfast room, two small steps down into the lounge.

Lounge

19'5" x 15'3" (5.93 x 4.65)

Wood burning stove in surround, cupboard to side of chimney breast, further recess, old school style radiator, two windows to front elevation, window to the rear.

Dining Room

14'11" x 13'7" (4.56 x 4.15)

Engineered wood floor, old school style radiator, two windows overlooking the garden.

Study

12'11" x 11'10" (3.95 x 3.63)

Built in furniture to the length of one wall, engineered wood floor, old school style radiator, two windows to side elevation, window to the rear elevation, access to loft area.

Kitchen/Breakfast Room

27'4" x 14'7" (8.35 x 4.47)

Hand built in solid oak by Frazer James of Daventry, incorporating base and wall mounted cupboards, double bowl butler sink, space for range style cooker, space for American style fridge/freezer, integrated wine cooler, integrated microwave, integrated dishwasher, marble floor with underfloor heating, exposed stone wall, sunken spotlights to ceiling, a mix of granite and quartz work surface space, door to small courtyard area, window and tri-folding doors to rear garden.

Utility Room/Boot Room

14'6" x 9'8" max (4.42 x 2.96 max)

Butler sink with granite work surfaces to the side, plumbing for washing machine, space for tumble dryer, tall standing cupboard, coat hanging area, base cupboards, sunken spotlights to ceiling, marble floor with underfloor heating, window and stable style door to rear garden.

Wetroom/Cloakroom

Marble tiled floor and walls, underfloor heating, wall mounted wash hand basin, high flush W/C, sunken spotlights to ceiling, extractor fan.

Frist Floor

Landing

Split level landing with two windows to front elevation, Velux window to the side, two old school style radiators.

Bedroom One

16'4" x 13'9" (5 x 4.21)

Two built in wardrobes, two old school style radiators, sunken spotlights to ceiling, air conditioning, two Velux windows to the side elevation, two windows overlooking the garden, small loft area.

En Suite Shower Room/Wetroom

Wooden effect tiled floor, full height tiling to walls, rain drop shower, wall mounted wash hand basin, close coupled W/C, fitted tall mirrored cupboard, old school style radiator incorporating heated towel rail, frosted window to rear elevation, extractor fan.

Bedroom Two

14'4" x 10'4" (4.39 x 3.17)

Window to rear elevation, open access into dressing room and door to ensuite shower room. Old school style radiator.

Dressing Room

7'2" x 6'10" (2.20 x 2.10)

Window to rear elevation.

Ensuite Shower Room

Three quartered tiled with single shower offering raindrop showerhead, tiled floor, wash hand basin, high flush W/C.

Bedroom Four

11'11" x 10'2" (3.65 x 3.12)

Fitted wardrobes to the length of one wall, old school style radiator, window to side elevation.

Box Room

7'0" x 4'6" (2.15 x 1.38)

Old school style radiator, understairs storage recess.

Family Bathroom

Wooden effect tiled floor, sunken bath, old school style radiator with heated chrome towel rail, pedestal wash hand basin, close coupled W/C, sunken spotlights to ceiling, extractor fan, Velux window to side.

Second Floor

Bedroom Three

17'10" x 13'1" (5.45 x 4)

Under eaves storage cupboards, two old school style radiators, sunken spotlights to ceiling, two windows to rear elevation.

En Suite Shower Room

Single shower cubicle, wall mounted wash hand basin, close coupled W/C, sunken spotlights to ceiling, tiled floor and full height tiling to walls, extractor fan.

Externally**Rear Courtyard**

Small area to the side of the kitchen enclosed by medium height stone wall, carriage light.

Garden and Parking

A private, fully enclosed garden which is predominantly laid to lawn with block paving to the side and small patio area. A larger patio area is available outside the kitchen/breakfast room and is enclosed by a dwarf wall with railings and gate.

Garden Room/Bar

Purpose built undercover area with block paving to the floor and offering an L shaped bar with space for a drinks fridge. Wifi and electric points.

Large Garage

32'9" x 16'9" (10 x 5.13)

Very large garage with electric up and over door, power and light connected, personal access door leading to garden.

Agents Notes

Local Authority: Daventry

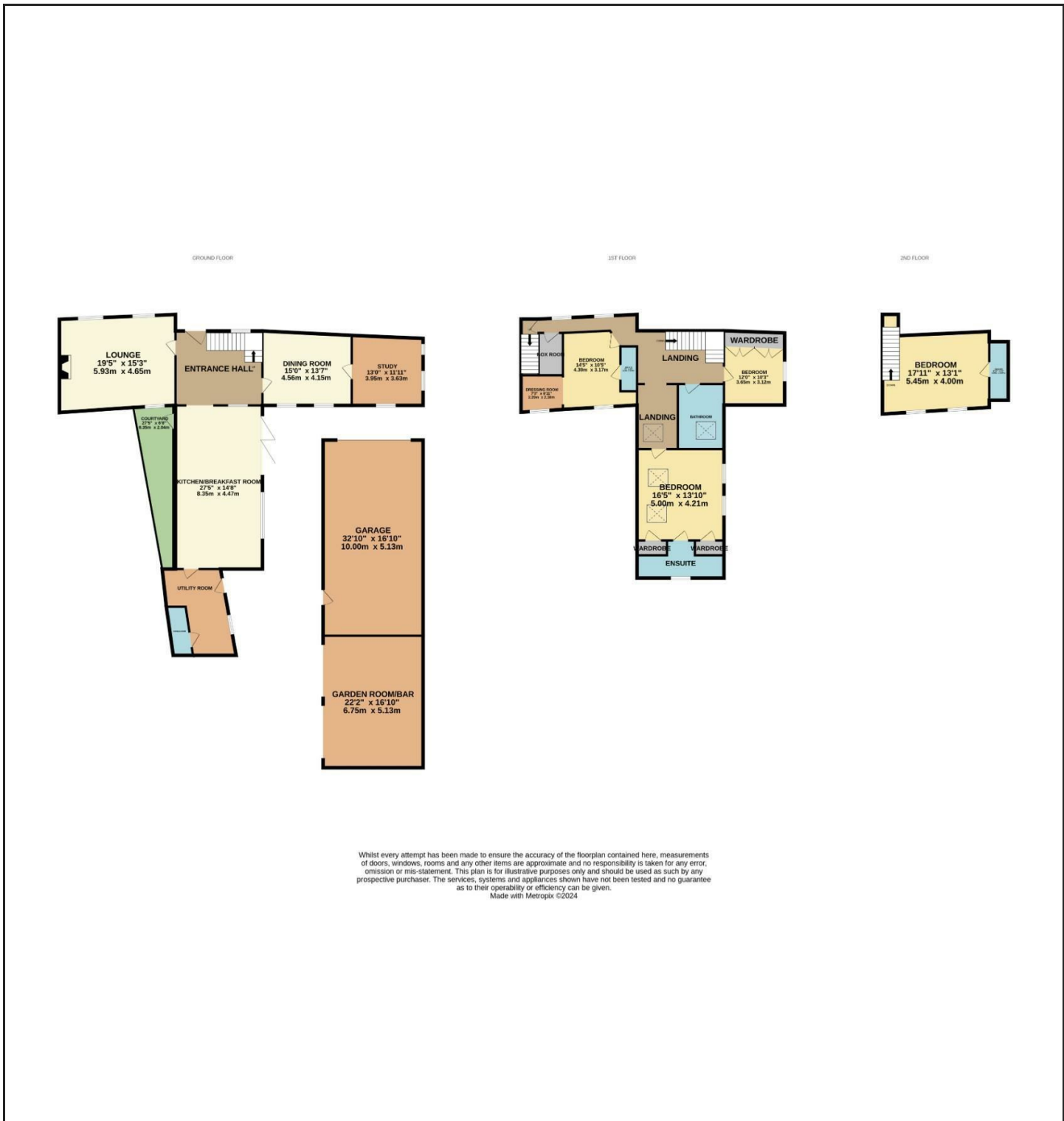
Council Tax Band: E

Gigaclear wifi is available with speeds exceeding 200mbps.



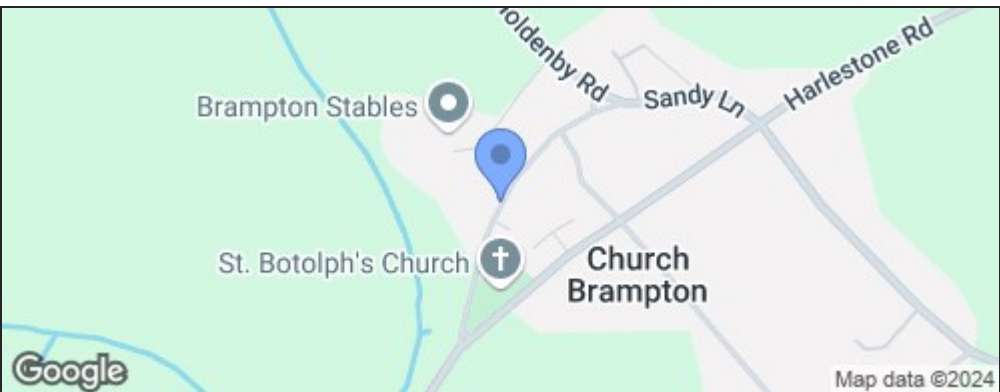






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(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		



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