

The Old Dairy, 27 Knuston Road, Knuston, Northamptonshire, NN29 7EX



£850,000 Freehold

An outstanding stone built barn conversion, dating from the 1600's, having been converted during 2010 to 2013, with a detached triple garage with apartment over, gated driveway parking, large front garden and rear courtyard area. The main house has around 2,590 sqft of accommodation, with the triple garage being some 800 sqft, with apartment/annex accommodation above of some 555 sqft. The conversion was completed to a very high specification and includes underfloor heating throughout, a bespoke oak and glass staircase, oak flooring, and oak internal doors and fittings. Knuston itself is a small hamlet within some 4 miles of Wellingborough Station. Irchester is just 1 mile away and has good amenities and a popular country park is Primary age schooling is available in Irchester and the property is well located for the catchment for Wollaston School. The Rushden Lakes Development is approximately 2 miles away and provides restaurants, shopping, outdoor walks and a cinema. Offered for sale with no onward chain. Viewing is considered essential.



Location

Just off the B569, on a back road, between Rushden and Irchester. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

G

Energy Rating

Energy Efficiency Rating - E54

Certificate number - 0360-2061-7020-2424-8775

Main House

Accommodation

Ground Floor

Reception Hall

22'8" x 13'1" (6.92m x 3.99m)

Maximum measurement. Cupboard housing a high pressure water tank and gas fired combination boiler.

Utility / WC

6'11" x 5'10" (2.12m x 1.77m)

Space and plumbing for a washing machine.

Master Bedroom

20'2" x 16'1" (6.14m x 4.89m)

Maximum measurement. Fitted wardrobes.

En-Suite Bath & Shower Room / WC

9'0" x 5'10" (2.74m x 1.77m)

Plus sink area. Fitted TV.

Bedroom 2

13'3" x 12'3" (4.05m x 3.73m)

Minimum measurement, plus door recess.

En-suite Shower Room / WC

Bedroom 3

15'3" x 11'1" (4.65m x 3.38m)

En-suite Shower Room / WC

Bedroom 4

16'5" x 10'10" (5.00m x 3.29m)

Maximum measurement.

En-suite Shower Room / WC

First Floor

Landing

Living Room

20'2" x 23'0" (6.14m x 7.01m)

Fitted TV and fire included.

Kitchen / Dining Room

20'2" x 23'0" (6.14m x 7.00m)

Full height wall and base units with quartz worktops incorporating a double sink with Quooker boiling water tap over and a Quooker mixer tap. Pull out larder cupboards, corner cupboards with automatic lighting, an island, a wine fridge, and a five ring induction hob with extractor. Other appliances include a double oven, a combi-oven, a plate warmer and there is also an american style fridge/freezer.

Study

12'4" x 8'7" (3.75m x 2.61m)

Restricted head height.

WC

Restricted head height.

Annex / Apartment

Accommodation

Ground Floor

Hall

First Floor

Landing

Open Plan Kitchen / Living Room

17'10" x 15'0" (5.44m x 4.57m)

Maximum measurement, plus stairs and cupboard.

Bedroom

10'5" x 15'0" (3.17m x 4.57m)

Shower Room / WC

Outside

Front

Gated parking, providing off-road parking for multiple vehicles. Lawned front garden area.

Triple Garage

35'6" x 19'11" (10.83m x 6.08m)

Maximum internal measurement, plus under stairs cupboard.

Three electric doors to front. Power and light connected.

Rear

A private, fully enclosed rear courtyard garden area. Accessed from the ground floor hall area only.

Additional Information

Underfloor heating throughout.

Bi-fold doors to the courtyard garden.

The fitted kitchen has Bosch integrated appliances.

Vaulted ceilings.

Velux windows.

Living room and kitchen/dining room - all light fittings included.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

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Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale.

All measurements are approximate. Wall thickness, door and

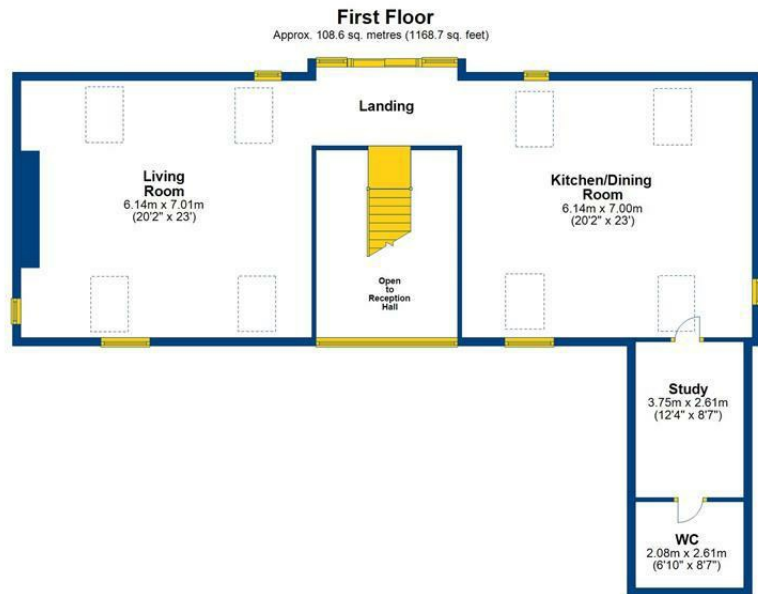
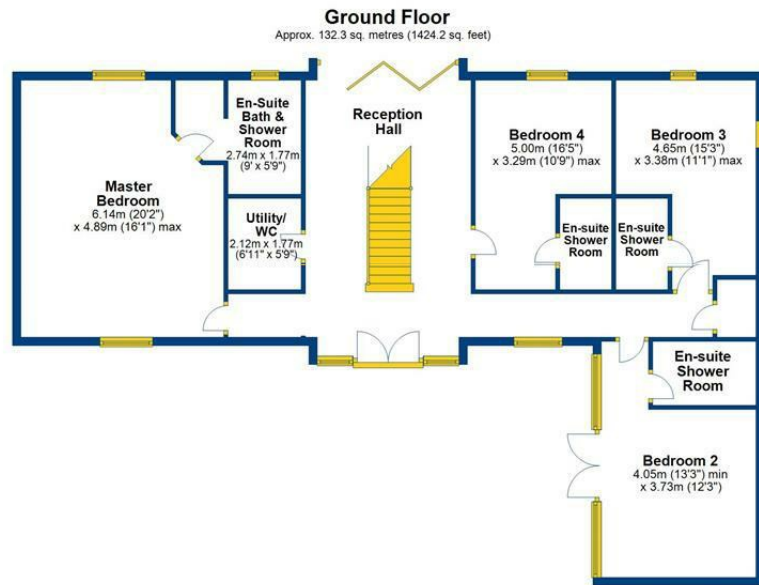
window sizes are approximate. Prospective purchasers are

strongly advised to check all measurements prior to purchase.

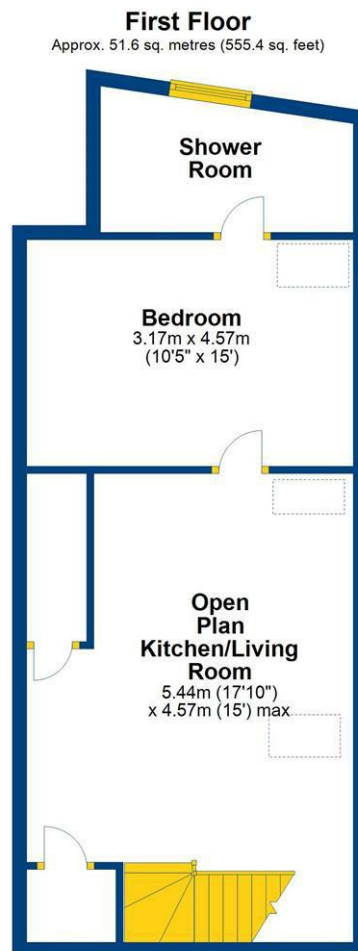
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Total area: approx. 240.9 sq. metres (2592.9 sq. feet)



Total area: approx. 125.9 sq. metres (1355.6 sq. feet)





