



The Farmhouse, Warren Lane
Bythorn, Cambridgeshire PE28 0QU

Simpson
and Partners

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Stunning Detached Period Property In Village Location

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About the Property

The Farm House is a substantial period, five bedroom residence which has been extended and improved to an exceptional high standard throughout in recent years. Located in a delightful back water village location with stunning countryside and walks on your doorstep. Bythorn is renowned for its vibrant and welcoming community. The Farm House has design that combines both period charm and contemporary feel with a fabulous vaulted extension to the rear providing a stunning kitchen/family/living room with exposed oak beams and glass frontage flooding the property with light. Further benefits include solar panel heating, under floor heating, solid oak doors and flooring. Enter the property into a spacious hallway with oak flooring, stairs rising to the first floor and doors to: wc, study set to the front making an ideal space for working from home, family room/ playroom, living room set to the rear with double doors leading out to the private rear garden and double doors leading through to a snug. The hub of the house is the stunning kitchen/dining/family room with vaulted ceiling and doors leading out to the rear garden, the kitchen area is fitted with bespoke units providing ample storage and work surfaces, inset Belfast sink and space for Range cooker and large fridge/freezer, large island unit with built in wine fridge and breakfast bar area, tiled flooring and door leading through to useful utility room with storage and plumbing for white goods. To the first floor are five good sized bedrooms with the master having dressing area and contemporary en-suite with double shower and built in storage, guest room with en-suite and further family bathroom fitted with a four piece suite comprising of bath, double tiled shower cubicle and built in vanity storage. Externally the property boasts ample off road parking leading to a double detached garage and lovely private rear garden enclosed by timber fencing and brick wall, patio area set immediately to the rear with steps leading to lawn area and patio area set to the rear with pergola over. Viewing is highly recommended to appreciate this beautiful spacious detached home.

Price: £850,000



Bythorn is a small village off of the A14 with countryside walks on your doorstep and the market town of Thrapston a short drive away offering many amenities to include shops, schools, restaurants, doctors and dentist.

The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths.







Excellent links to the major road network links of the A14 and A45 and railway stations located in Kettering, Wellingborough and Huntingdon giving access to the capital.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

Offices at:

Thrapston
01832 731222

Kettering
01536 518200

Burton Latimer
01536 722355

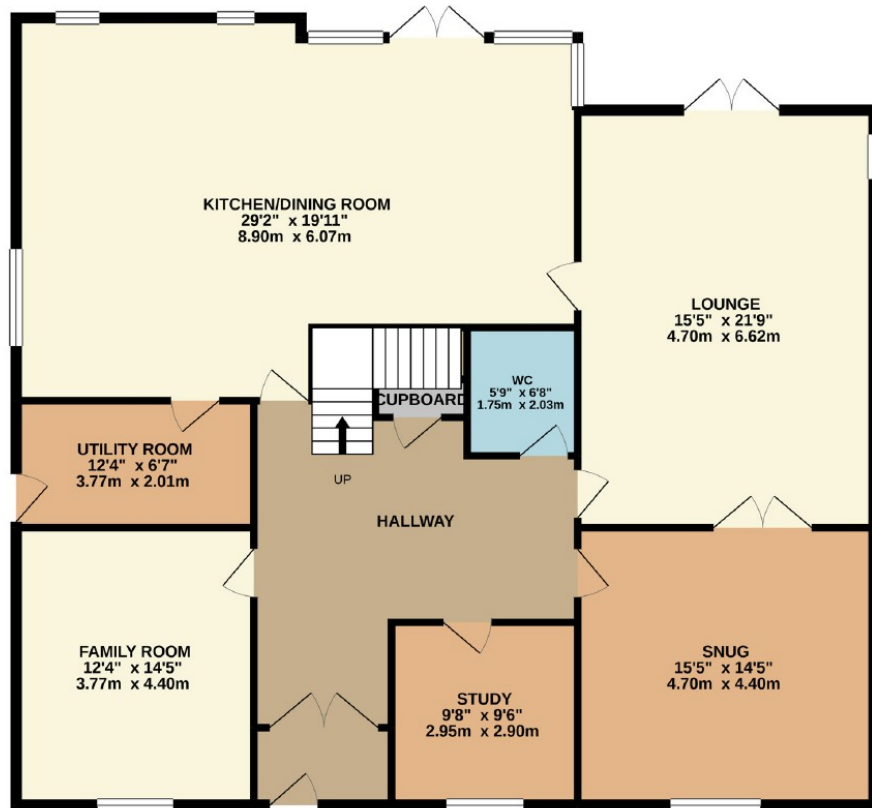
Corby
01536 202007

Wellingborough
01933 224953

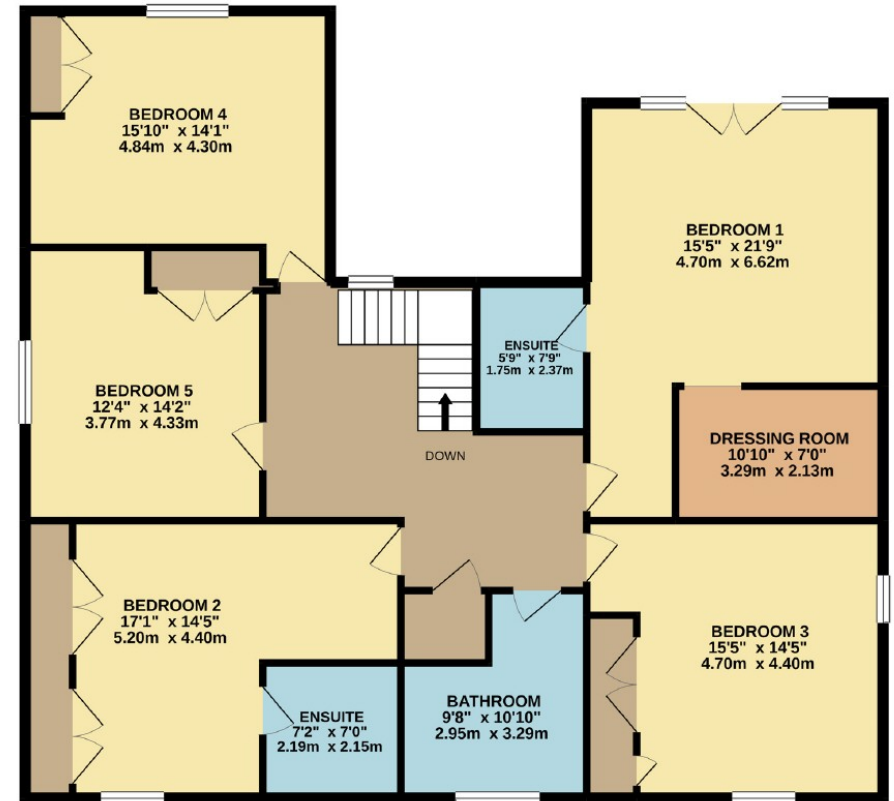
Rushden
01933 418917

Northampton
01604 590888

GROUND FLOOR
1738 sq.ft. (161.5 sq.m.) approx.



1ST FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



TOTAL FLOOR AREA : 3303 sq.ft. (306.9 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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