



Greenway Stables, Greenway, Eastcote, Northamptonshire, NN12 8NH

HOWKINS &
HARRISON

Greenway Stables, Greenway,
Eastcote, Northamptonshire,
NN12 8NH

Guide Price: £975,000

A superb combination of converted barn, extensive garaging, stables, tack room, office/studio, on a total plot of 1.87 acres including paddocks.

The accommodation extends to some 2,380 sq ft and incorporates four bedrooms, three bathrooms, large sitting room, dining room, study, kitchen and internal courtyard. There is a triple garage, three stables, tack room, workshop and versatile office / studio / gym. Extensive driveway parking leads to lawned gardens, with vehicular access into the grassed paddocks of approximately 1.5 acres.

Features

- Brick & stone barn conversion.
- Four bedrooms & three bathrooms
- Versatile living accommodation
- Office / studio / gym and workshop
- Total plot of 1.87 acres
- Paddocks with vehicular access
- Potential for annexe, (subject to PP)
- Three stables plus tack room
- Triple garage with extensive driveway parking
- Rarely available & great opportunity
- Energy rating - G



Location

Eastcote is a small village with a public house (which is also a brewery) and is situated approximately 4 miles north of Towcester annexed to the parish of Pattishall situated in the pretty South Northamptonshire countryside. The parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis. Eastcote has an active scout group and a clay pigeon shooting club.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors surgeries with a number of dentists in Towcester.



Ground Floor

The large central entrance hall opens to all the principal rooms and two bedrooms. The huge sitting room boasts an inglenook fireplace with woodburning stove and two sets of glazed doors opening to the garden. A useful study is tucked away off the sitting room. The fully fitted kitchen is adjacent to the dining room which also opens to the garden. The master bedroom has an en-suite and walk-in wardrobe, there is another ground floor double bedroom with adjacent bathroom. An interesting feature is the internal sheltered courtyard.

First Floor

The landing opens to two double bedrooms and a shower room.

Greenway Stables, NN12

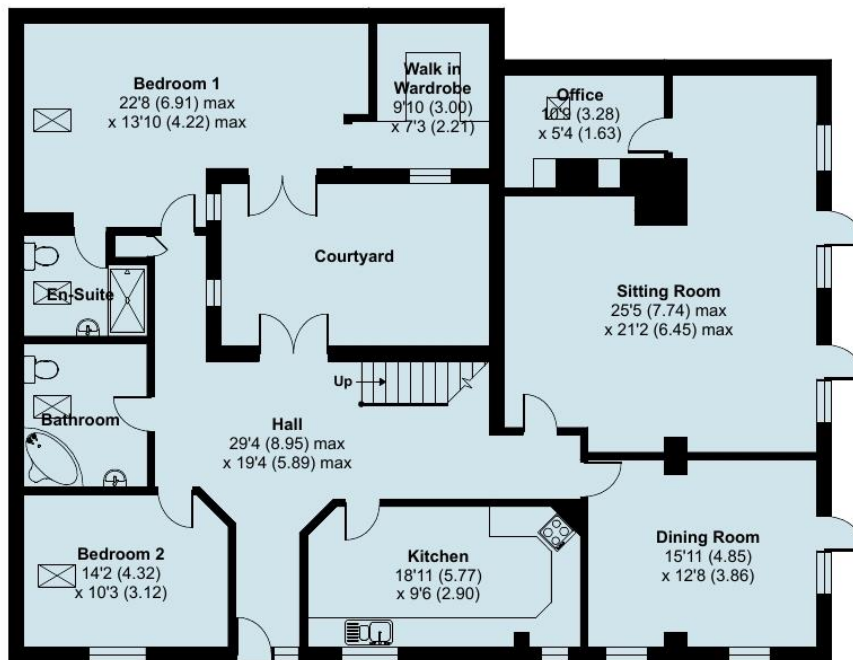
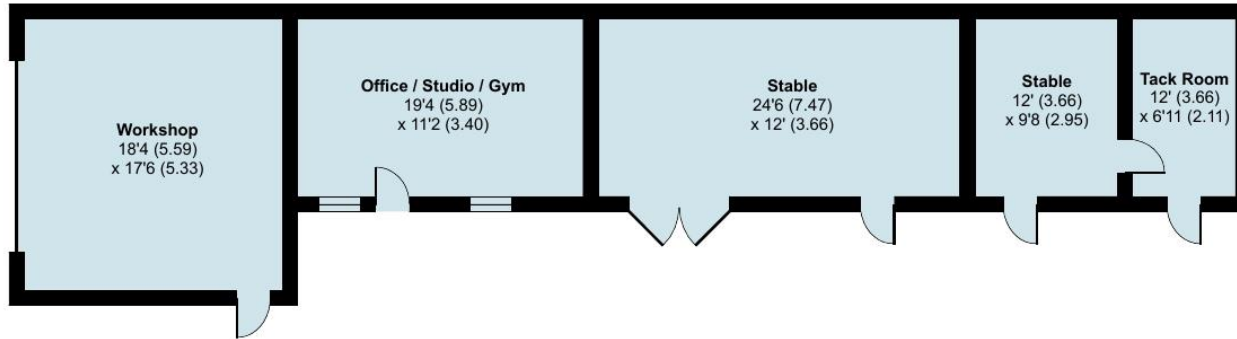
Approximate Area = 2380 sq ft / 221.1 sq m (excludes courtyard)

Garage = 460 sq ft / 42.7 sq m

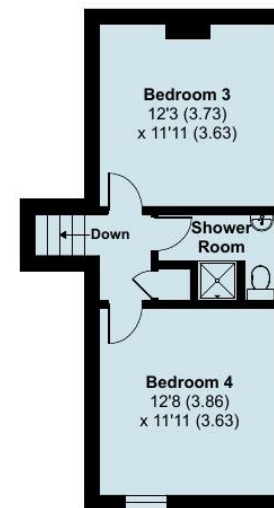
Outbuilding = 1094 sq ft / 101.6 sq m

Total = 3934 sq ft / 365.5 sq m

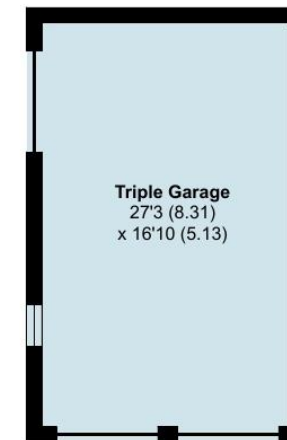
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Outside

Approached via an extensive, gated and gravelled driveway, there is parking for numerous cars and access to a large triple garage. The courtyard setting provides access to three stables, a tack room and versatile office / studio/ gym and workshop, all facing onto the driveway and lawn. A five bar gate leads into the grassed, enclosed paddocks, of approximately 1.5 acres, with further gated access onto The Lane.

Agents Note:

It is the vendor's intention to insert a Development Uplift Clause into the sale contract in the sum of 30% of the uplift in value over 25 years, triggered by the granting of Planning Permission for additional property(ies).



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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

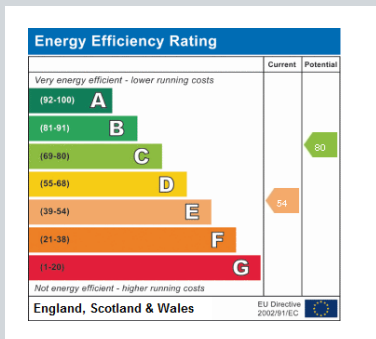
Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services. Oil central heating.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - G



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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