



The Stables, 3a Gayton Road, Blisworth, Northamptonshire, NN7 3BN

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HOWKINS &
HARRISON

The Stables, 3a Gayton Road,
Blisworth, Northamptonshire,
NN7 3BN

Guide Price: £775,000

A stunning conversion of a Grade II Listed stone barn, now providing approximately 2,400 sq ft of superbly appointed accommodation over three floors. The huge sitting / family room is complemented by the generous kitchen / dining room, whilst there are four en-suite bedrooms, and a fifth bedroom or study. The location is idyllic, in close proximity to the Grand Union canal, with the property providing off-road parking, a generous single garage, and a beautiful, mature southerly-facing rear garden. The impressive external stonework is enhanced by the use of high-quality fixtures and fittings throughout.

Features

- Stunning, Grade II Listed, stone barn conversion
- Approximately 2,400 sq ft of accommodation
- Four en-suite bedrooms
- Bedroom five / study
- Huge sitting / family room
- Generous kitchen / dining room
- Utility room & cloakroom
- Feature fireplace with woodburner
- Off-road parking & single garage
- Beautiful, mature, southerly garden



Location

The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school and The Royal Oak Public House. There is also a Baptist chapel and a Church of England parish church. The Grand Union canal runs through Blisworth which is lovely for walks.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

The entrance hall has a cloakroom off, and leads through double doors into a huge living / family room, with an impressive fireplace complete with wood-burning stove, glazed double doors open onto the vast patio. To the other end is the comprehensively fitted kitchen / dining room with glazed double doors accessing the patio. There is also a useful utility room.

First Floor

The landing provides access to three double, en-suite bedrooms, each with built-in wardrobes.





Outside

There is a large, block-paved driveway providing access to the three barns, with The Stables enjoying allocated parking, a single garage with electric door, and a lawn with maturing trees. The beautiful, mature, rear garden boasts a huge patio seating area, a dwarf wall with lovely mature hedge and a generous lawn beyond, all enjoying a southerly aspect. There is gated pedestrian access leading on to Gayton Road.

Agents Note

In conversation with the owner, we understand the property to be Grade II Listed, however we advise this be checked by your legal advisors as to the validity of this and the implications.

Please note that some of the internal photographs use computer generated images to show how the rooms could look when furnished.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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: gas, 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 services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band – F

Energy Rating: This property is Grade II listed therefore EPC information is not required, although assessment has been performed and Energy Rating determined as D.

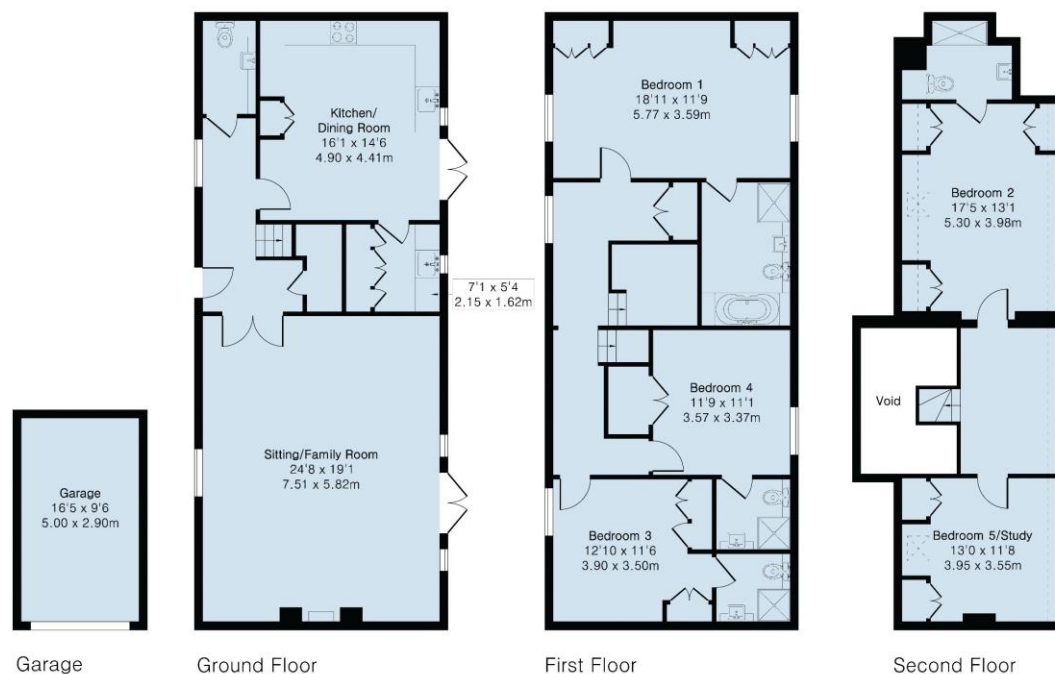
Approximate Gross Internal Area 2396 sq ft - 223 sq m (Excluding Garage)

Ground Floor Area 925 sq ft – 86 sq m

First Floor Area 925 sq ft – 86 sq m

Second Floor Area 546 sq ft – 51 sq m

Garage Area 156 sq ft – 15 sq m



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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.