



Grangewood Barn, Geddington, Northamptonshire

OSCAR JAMES



# Grangewood Barn

Grange Road  
Geddington Grange  
Geddington  
Northamptonshire  
NN14 1AL

- Stunning, rural setting
- Converted just 25 years ago
- Beautiful gardens
- Four double bedrooms
- Four large reception rooms
- Fabulous refitted kitchen
- Detached double garage
- Viewing essential

**Grangewood Barn forms part of a four-barn conversion development situated in a picturesque setting on the edge of the popular village of Geddington.**

Surrounded by open countryside and enjoying an array of wildlife quite literally on your doorstep, this hidden gem is a truly unique property and is offered to the market for the very first time since it's conversion 25 years ago.

The property is the largest of the barns and enjoys total privacy being accessed by electrically operated gate providing access to its sweeping driveway which leads to a detached double garage.



The house itself boasts bright, airy and spacious accommodation over two floors and comprises; entrance porch, welcoming entrance hallway, large lounge with inglenook fireplace, garden room, dining room and second sitting room / home office. Both the garden room and dining room offer access to a private, south facing courtyard, perfect for alfresco dining.

The beautifully appointed kitchen enjoys views over the lawned garden, and woodland backdrop and has adequate space for a large dining table. There is a range of built in appliances along with a lavish granite worktop.

In addition, there is a separate utility room which provides access to a second courtyard, this one being westerly facing, perfect for retiring to on a summers evening.

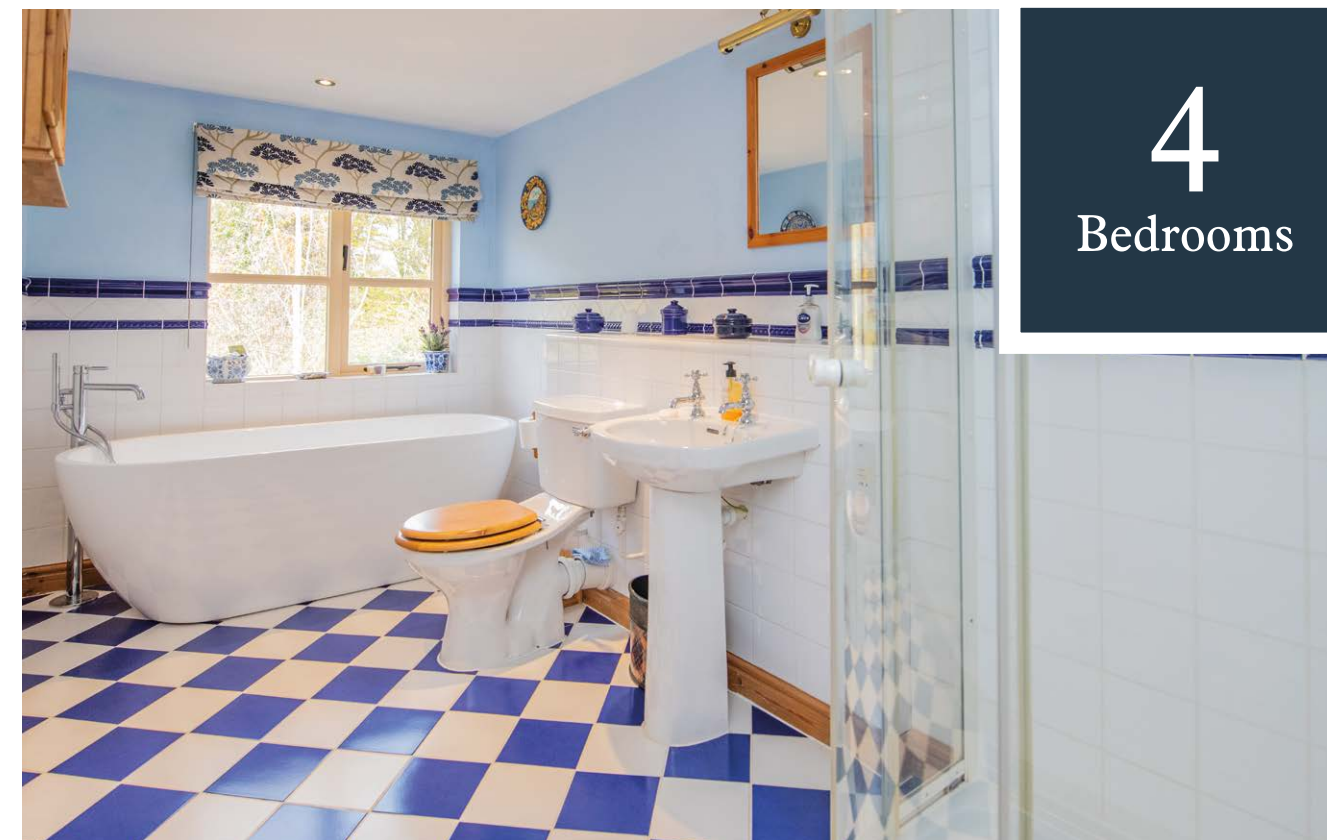
To finish the ground floor there is a WC along with two storage cupboards.



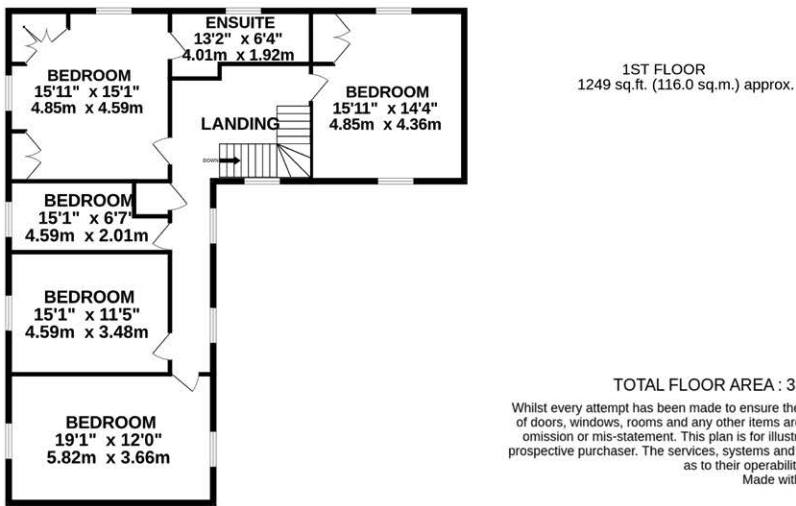
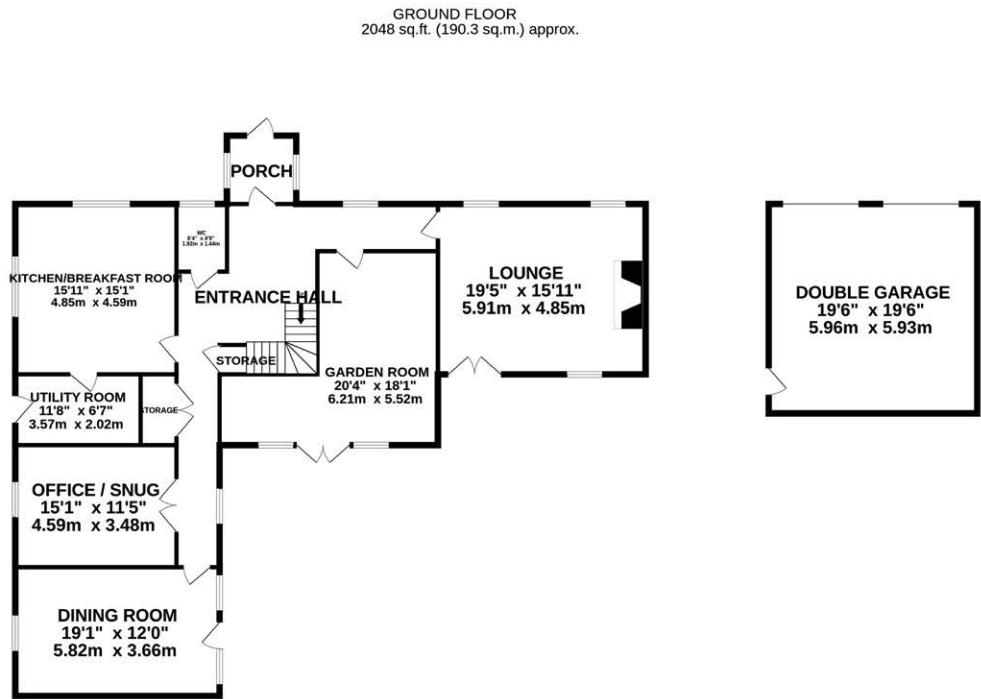




On the first floor expect to find four double bedrooms, each enjoying a slightly different view over the gardens, woodlands and countryside. The master bedroom of course offers a generous ensuite bathroom and there is a lavishly appointed family bathroom too.



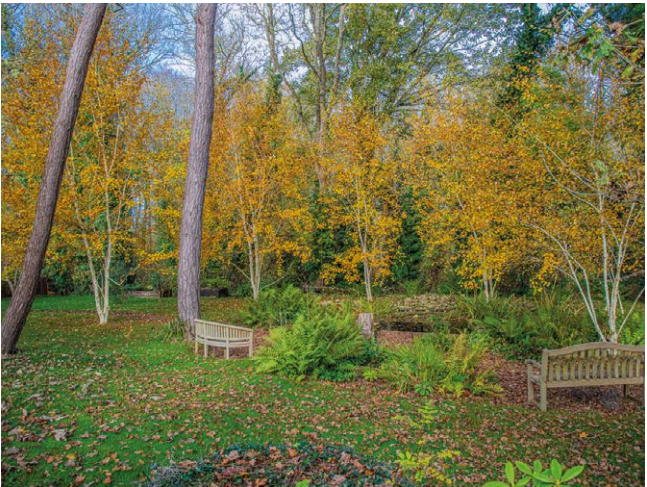




TOTAL FLOOR AREA : 3297 sq.ft. (306.3 sq.m.) approx.

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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The outside of this property is simply wonderful, with a host of trees, shrubs and plants and enjoying total privacy and tranquillity where you can immerse yourself in the humming of the birds in the trees.

The vendors advise they have counted in excess of 120 different species of birds in their garden over the last 25 years! In addition, there is a detached double garage with electrically operated doors along with a large shed.

This simply lovely home can only be truly appreciated by way of an internal viewing, to arrange yours contact sole selling agents Oscar James today.

\*\* The land directly adjacent to the garden is owned by Boughton Estates and the current vendors pay a peppercorn rent of jut £135 a year for use of an additional parcel of land which over time they have cared for and tendered and it now enjoys a beautiful feature pond along with a variety of trees. Boughton Estates have advised the current vendors that they may be prepared to sell this parcel of land, but no costs have been discussed and it would be up to a prospective purchaser to explore this further should they wish. \*\*

#### Other information

- Oil fired heating
- Septic tank waste
- Mains water
- There are also solar panels which currently give back around £2000 per annum and we believe the tariff to be transferrable.



# OSCAR JAMES

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